



One, The Cooperage, 6 Commercial Wharf, Edinburgh, EH6 6LF

Rarely Available & Beautifully Presented, One-Bedroom, Ground-Floor Flat

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Property Description

Rarely available and beautifully presented, a one-bedroom, ground-floor flat includes a private patio garden, part of a bespoke conversion of an 18th-century 'B' Listed building. 'The Cooperage' sits adjacent to the Water of Leith, in the vibrant Shore area of Leith, north of Edinburgh city centre.

Comprises an entrance hall, an open-plan living /dining room and kitchen, a double bedroom, and a bathroom.

Highlights include a quality fitted kitchen, luxury Amtico flooring, and French doors opening directly to a private patio. In addition, it includes electric heating, a modern bathroom, TV and phone points, and good storage provision.

The development also provides a private residential car park, a secured entry system, bike stores, and well-kept communal halls.

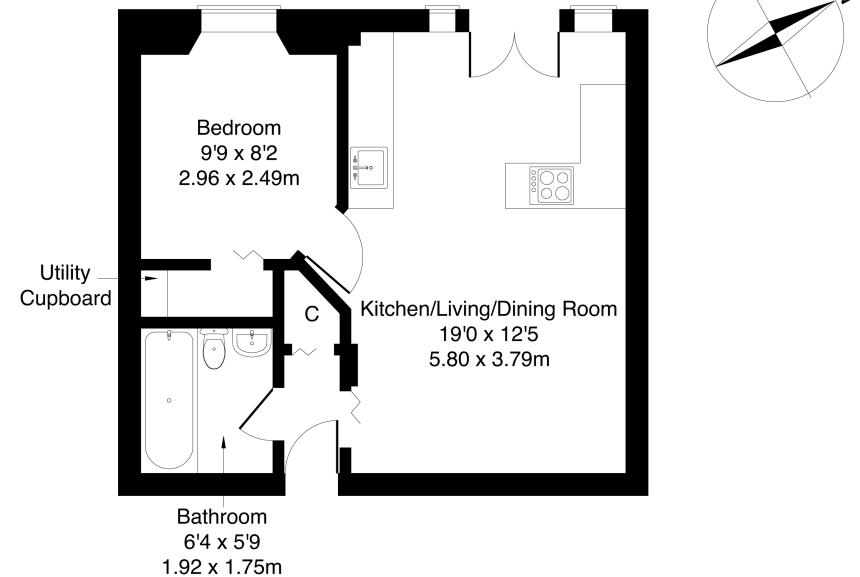
The entrance hall provides access to all rooms throughout the property and benefits from a convenient built-in storage cupboard. The bright open-plan living area features wood-effect Amtico flooring and spotlighting, creating a modern and welcoming space with ample room for a variety of furnishings. The kitchen area offers further wood-effect Amtico flooring, stone-effect worktops, spotlighting and double doors providing access to a communal area. Integrated appliances include a double oven and an electric hob.

Accessed from the living area, the bedroom features carpeted flooring, wall-fitted lighting and a built-in utility cupboard, offering a comfortable and practical space. Completing the property, the three-piece fitted bathroom features a tiled splashback surround and a shower over the bath, finished in a clean and modern style.



6/1 Commercial Wharf, Edinburgh, EH6 6LF

Approximate Gross Internal Area: (398 sq ft - 37 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The Shore is a fashionable and vibrant area located north of Edinburgh city centre, combining historic charm with modern developments. It is renowned for its exceptional selection of local artisan shops and eateries, including several Michelin-starred restaurants. Extensive shopping opportunities are found throughout Leith, with Great Junction Street and the foot of Leith Walk nearby, along with numerous supermarkets. The area hosts weekly markets that showcase local food stalls and

independent retailers. For broader retail and leisure options, the Ocean Terminal complex offers major high-street outlets, a multi-screen cinema, a gym, a spa, and a variety of restaurants. Scenic walks and cycle routes run along the Newhaven shore and the Water of Leith, while Leith Links park provides spacious green areas. Excellent transport connections include frequent services to the city centre and beyond, supported by the new tram extension reaching Newhaven.





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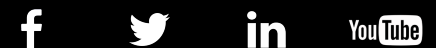
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