



Flat 29
102 Commercial Street
Leith, Edinburgh
EH6 6LS



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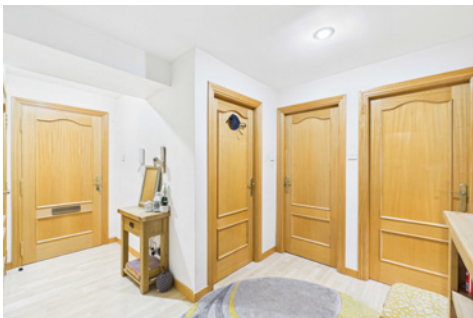
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Please contact us for
more information:

0131 555 7055
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This superb one-bedroom (plus versatile study/boxroom) first-floor apartment is set in an A-listed converted former bonded whisky warehouse. Situated midway between the Water of Leith and Ocean Terminal, this vibrant area of Leith is highly sought after. Boasting, within easy walking distance, a mix of restaurants, pubs, cafes, and shops as well as cultural venues such as The Customs House, Leith School of Art and the newly reopened Leith Theatre in addition to gyms and the Victoria Swim Centre. At the same time, excellent tram and bus services provide access to Edinburgh city centre and beyond. Combining an exceptional location with secure entry, lift access, and private allocated permit parking, this is an ideal home for professionals, first-time buyers and investors.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale, whilst all other furniture can be included by separate negotiation.

Features

- One-bedroom first-floor apartment
- Situated in an A-listed converted former bonded whisky warehouse
- Located in Leith Conservation Area
- Secure communal entrance with entry phone system and lift
- Entrance hall with large walk-in storage cupboard
- Spacious living/dining room with French doors to the kitchen
- Modern kitchen with fitted units
- Large double bedroom with mirrored built-in wardrobe
- Versatile study/box room
- Four-piece bathroom with towel warmer & storage
- Private allocated permit parking
- Double glazing and electric heating







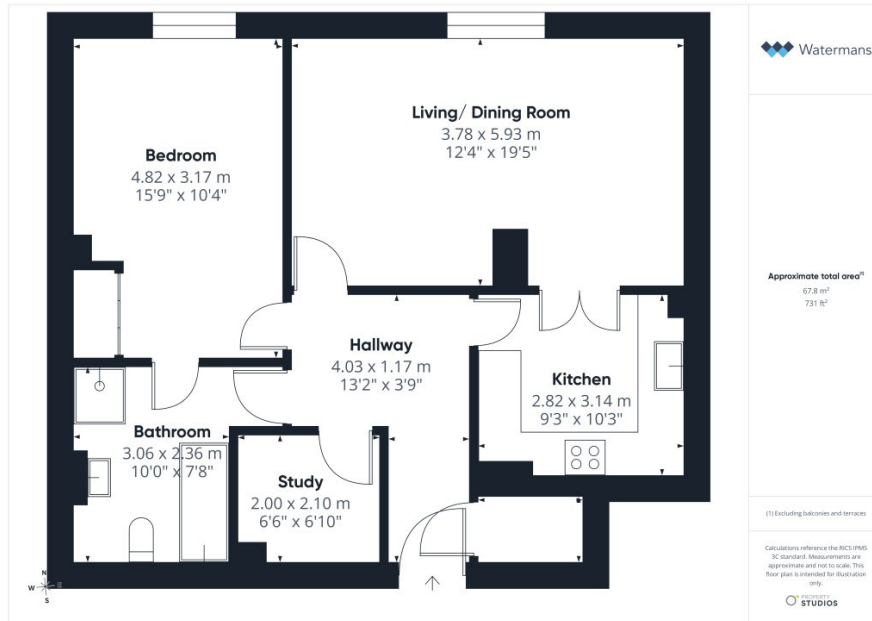




Floorplan



Watermans



EPC Rating - C | Council Tax band - C | Home Report value - £220,000

Price & Viewings

Please refer to our website
www.watermans.co.uk

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espc

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