



## 102/89 Commercial Street, Edinburgh, EH6 6LT

Light & Beautifully Presented, One-Bedroom, Fourth (Top) Floor Apartment

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# Property Description

Light and beautifully presented, this attractive one-bedroom fourth (top) floor apartment forms part of an exclusive conversion of a period bonded warehouse. Ideally positioned adjacent to the Scottish Executive, the property enjoys a prime setting in the vibrant heart of Leith's highly sought-after Shore district, just north of Edinburgh city centre.

Comprises an entrance hall, a living/dining room, a kitchen, a double bedroom, a box room, a walk-in store, and a shower room.

Freshly prepared for the market in neutral decor throughout, and featuring a fully integrated kitchen, stylish bathroom and modern flooring. In addition, further features include new carpeted flooring for the bedroom, timber-framed double-glazing, electric heating and superb storage provision.

This factored development offers a secured entry system, a lift service, an allocated parking space and a visitor parking permit.

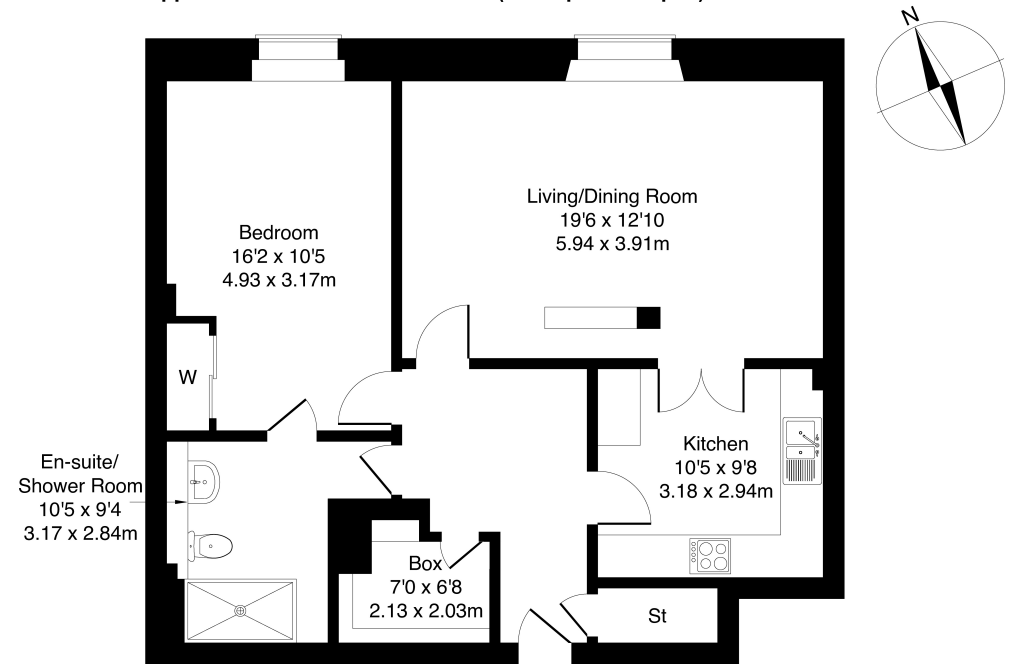
A welcoming entrance hall provides access throughout the home and benefits from excellent storage, including a useful cupboard and a separate box room. The spacious living room is tastefully finished with light décor and carpeted flooring, and features a media wall with shelving, along with a charming window seat. Twin doors lead through to a well-proportioned kitchen, which can also be accessed from the hall. The kitchen is fitted with modern units and worktops, complemented by tiled splashbacks, a sink with drainer, and a full range of integrated appliances including an induction hob, oven, microwave, fridge/freezer, washing machine and dishwasher.

The generous double bedroom continues the light, neutral décor and carpeted flooring, and benefits from a built-in mirrored wardrobe and direct access to the shower room. Completing the accommodation, the stylish shower room is accessed from both the bedroom and hall, and is fitted with a contemporary suite including a large shower cubicle with a rainfall showerhead and tiled splash walls.



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**Approximate Gross Internal Area: (786 sq ft - 73 sq m.)**



**Fourth Floor**

**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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