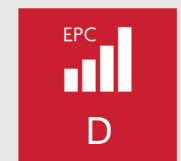
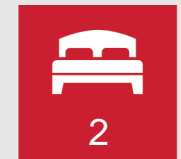
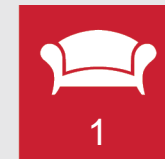




Thorntons 
The right way to move

148/13
Commercial Street

The Shore, Edinburgh
EH6 6LB





Summary

Set on the first floor of a historic warehouse conversion close to the city's waterfront, this spacious two-bedroom, two-bathroom flat benefits from allocated on-site parking plus proximity to bus and airport tram links. There is also a superb selection of shops, bars, and restaurants in the immediate vicinity and a peaceful walking/cycling trail along the nearby Water of Leith. Extras: All fitted flooring, window coverings, and light fittings are included in the sale. Some furniture items may be available by separate negotiation.

Please note: a factoring agreement is in place with James Gibb for the upkeep of communal areas, presently charged at approx. £150 per month.

Features

- Fantastic city location, close to the seafront
- Historic warehouse conversion
- Spacious first-floor flat with attractive modern interiors
- Entrance hall with storage and secure entry system
- Bright living/dining room with access to:
- Well-appointed kitchen (with breakfast bar)
- Bedroom with shower-over-bath in principal suite
- Second double bedroom
- Shower room
- Allocated parking
- Electric heating and double-glazing



"A spacious city home with two double bedrooms, two bathrooms, and a reception room and kitchen enjoying a social connection."







"Prime location with allocated parking, close to the tram line, Ocean Terminal shopping centre, and bars along the Water of Leith."



Water of Leith Walkway

20

SANDROR DELPLACE

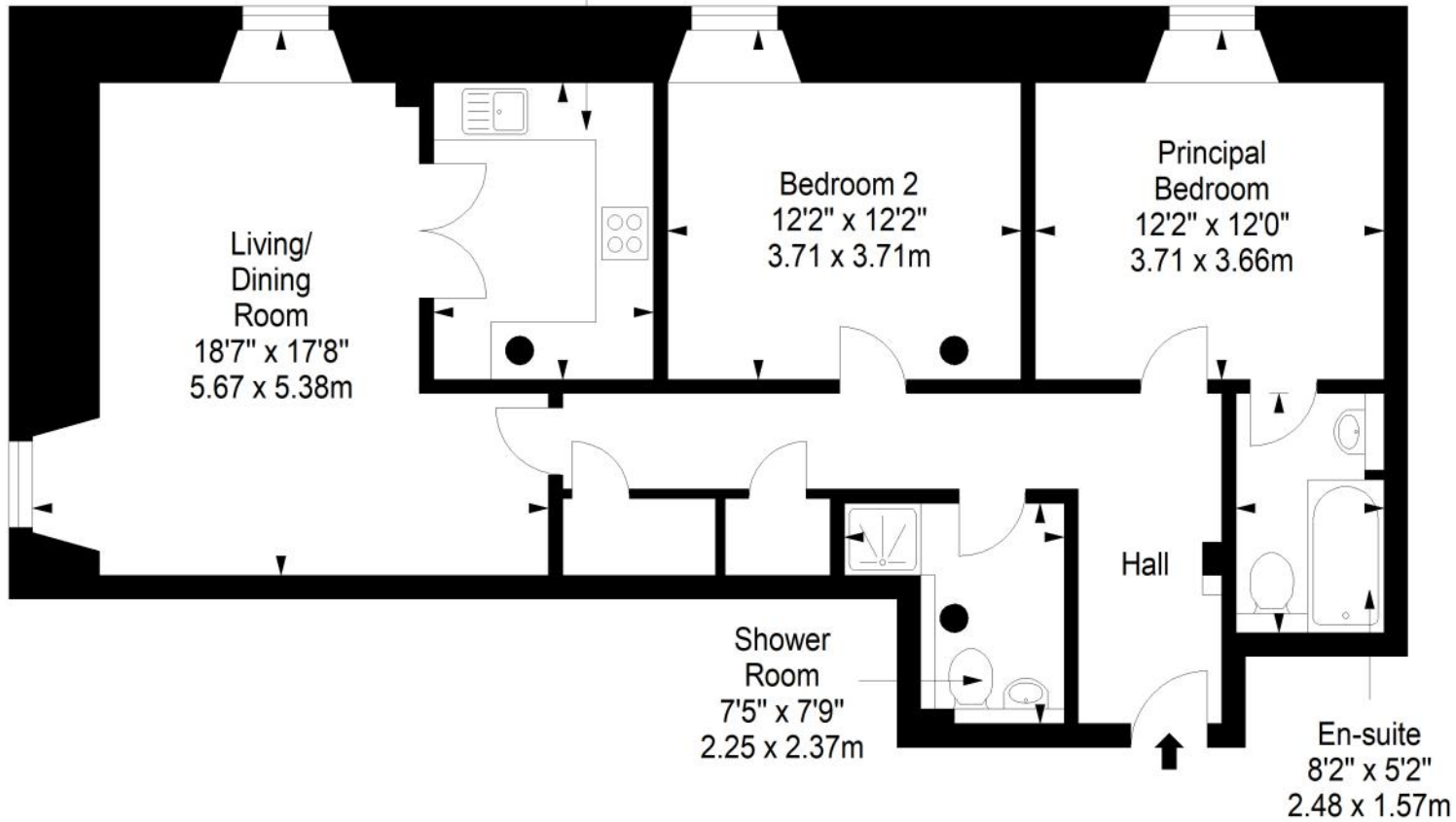
Floorplan

First Floor

Approx. 76.0 sq. metres (818.1 sq. feet)



Kitchen
10'3" x 7'7"
3.12 x 2.31m



Total area: approx. 76.0 sq. metres (818.1 sq. feet)

