



102/52, Commercial Street, Edinburgh, EH6 6LS

Immaculately Presented, Two-Bedroom, Second-Floor, Corner Aspect Flat

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Property Description

Immaculately presented, two-bedroom, second-floor, corner aspect flat, forming part of an exclusive period bonded warehouse conversion. Set adjacent to the Scottish Executive, in the vibrant heart of Leith's fashionable Shore district, north of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two flexible bedrooms, and a bathroom.

Freshly prepared for the market in neutral decor throughout, featuring a fitted kitchen, a bright bathroom and modern flooring. In addition, there is spotlighting, timber-framed double glazing, electric heating and good storage provision.

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

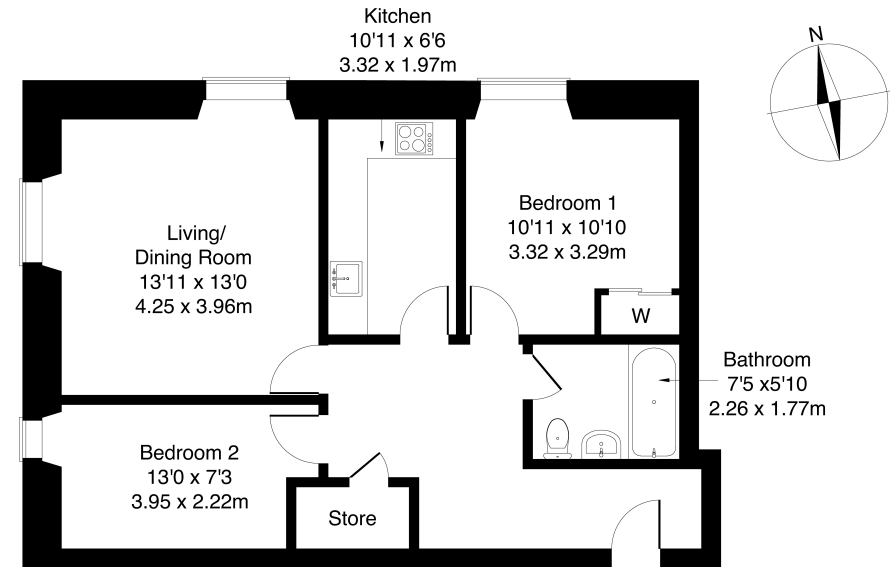
A welcoming entrance affords access throughout the property, including a convenient storage cupboard. Set to the front, enjoying a dual aspect, allowing plentiful natural light, the living room offers space for both lounge and dining furniture if desired, finished with light decor and laminated flooring continuing seamlessly from the hall. Set adjacent, the kitchen is fitted with wall and base units, a tiled surround, a sink with a drainer, and a range of appliances including an electric cooker, a freezer, and a dishwasher.

Two well-proportioned bedrooms are set to opposite aspects, with light decor and carpeted flooring, while bedroom one also benefits from a built-in wardrobe with mirrored doors. Completing the accommodation, the bathroom is set internally off the hall, with a three-piece suite, a shower over the bath, and modern panelled splash walls.



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Approximate Gross Internal Area: (678 sq ft - 63 sq m.)



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

Area Description

Located just north of Edinburgh city centre, The Shore is a fashionable and vibrant district that combines historic charm with contemporary living. This sought-after area is renowned for its exceptional selection of artisan shops, cafés, and award-winning restaurants, including several Michelin-starred establishments. Residents enjoy excellent local shopping throughout nearby Leith, with Great Junction Street and the foot of Leith Walk offering a variety of stores and convenient supermarkets. Weekly markets featuring local produce and independent traders add to the area's unique community

atmosphere. Ocean Terminal, just a short distance away, provides extensive retail and leisure options, including high-street brands, a multi-screen cinema, gym, spa, and multiple dining choices. Outdoor enthusiasts will appreciate the scenic walking and cycling routes along the Water of Leith and Newhaven shore, as well as the expansive green spaces of Leith Links. The area is extremely well-connected, with frequent bus services and the recently extended tram line to Newhaven offering easy access to the city centre and beyond.





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