



102/29 Commercial Street, The Shore, Edinburgh, City Of Edinburgh, EH6 6LS

One Bedroom, Rear-Set, First Floor Flat

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Property Description

Spacious and beautifully-presented, one-bedroom, rear set flat on the first floor of a modern, factored and lift-served apartment block. Located in a converted former warehouse development in the sought after Shore area of Leith, to the north east of the city centre.

Comprises; an entrance hall, living/dining room, kitchen, double bedroom with a Jack and Jill en-suite bathroom, and a utility room. Features include double glazing, electric storage heating, integrated storage space, a secure entry system and TV and telephone points. Externally, there is a private parking space in the residents car park to the rear, with ample on-street parking to the front and in the surrounding streets.

The entrance hall affords access throughout and features the secure phone entry system, a store cupboard, and a utility cupboard housing the freestanding washing machine. With wood-effect flooring that carries through from the hall, the rear-set lounge offers inset lighting and ample space for living and dining furniture. A set of glass panelled doors open off of the lounge to the traditional style kitchen with a separate breakfast bar, and fitted units with laminate worktops, tiled backsplash, and a stainless steel sink. Appliances include an integrated electric oven and hob with extractor hood above and space for further whitegoods.

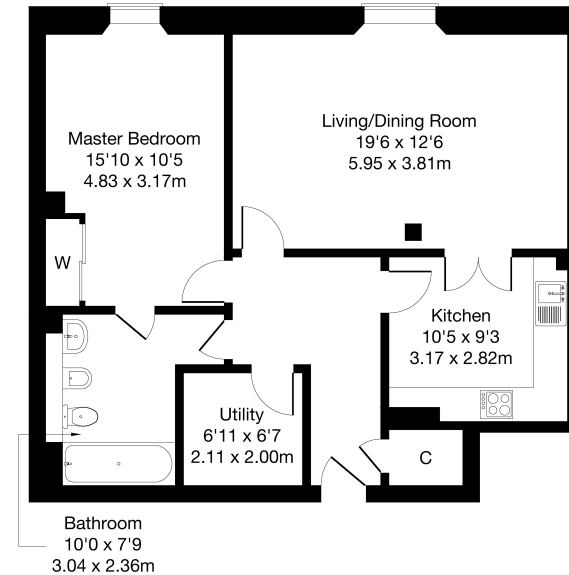
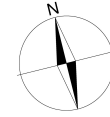
Set to the rear and with a built-in mirrored wardrobe, the master bedroom features carpeted flooring and ample space for freestanding furniture. In addition, a master en-suite bathroom, with dual access from the hall, completes the accommodation with a spacious four-piece suite including a bidet, and a shower unit over the bath and contemporary panel splash walls.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (775 sq ft - 72 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 location north of Edinburgh city centre, offering a blend of historic buildings and modern developments, and is well-served by the area's unrivalled selection of local artisan shops and eateries, including several Michelin-starred restaurants. Extensive local shopping is available throughout Leith, with Great Junction Street and the foot of Leith Walk close by, with many supermarkets in close range, such as a Tesco superstore on Duke Street and a 24-hour ASDA. The area also benefits from weekly markets, where local food stalls and

independent retailers are showcased. Ocean Terminal retail and leisure complex offers a wide range of major high-street shopping outlets, a multi-screen cinema, a gym, spa, and a variety of restaurants. Walks and cycleways can be found along the Newhaven shore and the Water of Leith, whilst the extensive Leith Links park offers open green spaces. The area is well-served by transport links to the city centre and beyond, with the new tram extension into Newhaven expected to complete in 2023.





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