



5 Commercial Wharf, The Shore, Edinburgh, EH6 6LF

Spacious, One-Bedroom, Ground Floor Flat

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Property Description

Spacious, one-bedroom, ground floor flat, forming part of 'The Cooperage,' a bespoke conversion of an 18th Century B-Listed stone-built building. Situated right on the banks of the Water of Leith, the property is conveniently located in The Shore area, to the north-east of Edinburgh city centre.

Comprises: an entrance vestibule, hall, living room, kitchen, double bedroom, and a bathroom.

Features include a generous floor plan, electric heating, integrated storage space, and TV and telephone points. The building also includes a factor, secure entry system and a permit for the residents' car park to the rear.

The entrance hall has sanded and varnished floorboards, the secure entry handset, three storage cupboards and serves each room within the property. The front-facing living room includes carpeted flooring, wall mounted lighting and a recessed window affording plenty of natural light.

Set to the side, with ample room for dining furniture, the spacious kitchen is fitted with wall and base units, laminate worktops, a tiled surround, and a stainless steel sink. Appliances include an integrated electric hob and electric oven with an extractor hood over, with space for further freestanding appliances.

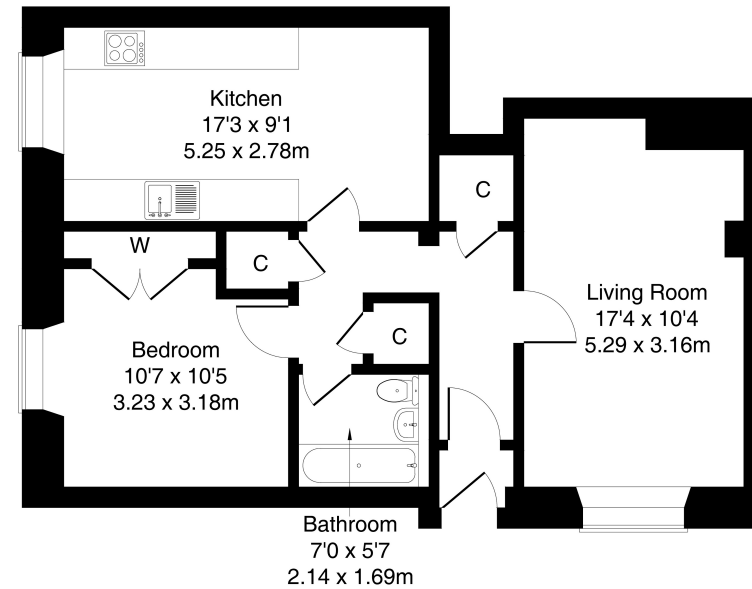
The double bedroom features laminated wood flooring, a generous built-in wardrobe and space for freestanding bedroom furniture. Set internally off the hall, the bathroom is fitted with a white three-piece suite with an electric over-bath shower and panel splash walls.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (624 sq ft - 58 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. 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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