



102/85 Commercial Street
The Shore, Edinburgh
EH6 6LT



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Please contact us for
more information:

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Summary

This fourth-floor flat forms part of an A-listed former bonded warehouse in the city's exclusive Shore district, within the Leith conservation area. The one-bedroom, two-bathroom flat is sure to appeal to a wealth of buyers and is presented with a palette of neutral décor throughout, perfect for the new owner to put their own stamp on. Outstanding amenities lie within enviable easy reach of the property, including eclectic shops, bars, coffee shops, and restaurants (including Michelin Star establishments), transport links connecting across the city, and scenic outdoor spaces.

Extras: All light fittings, integrated kitchen appliances, fridge, dishwasher, and washing machine will be included in the sale.

Factor: TBC

Features

- Fourth-floor flat in The Shore
- Part of an A-listed former bonded warehouse
- Within the Leith conservation area
- Secure shared entrance and lift
- Hall with built-in storage
- Generous living/dining room
- Well-appointed kitchen
- Spacious double bedroom with a built-in wardrobe
- En-suite shower room
- Separate bathroom
- Allocated parking space
- Electric heating system





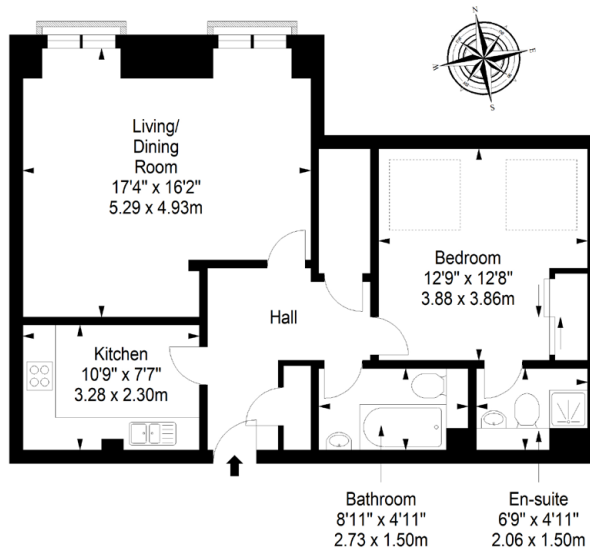






Floorplan

Fourth Floor
Approx. 66.2 sq. metres (712.6 sq. feet)



Total area: approx. 66.2 sq. metres (712.6 sq. feet)

EPC Rating - D | Council tax band - D | Home report Value - £205,000



Price & Viewings

Please refer to our website
www.watermans.co.uk

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