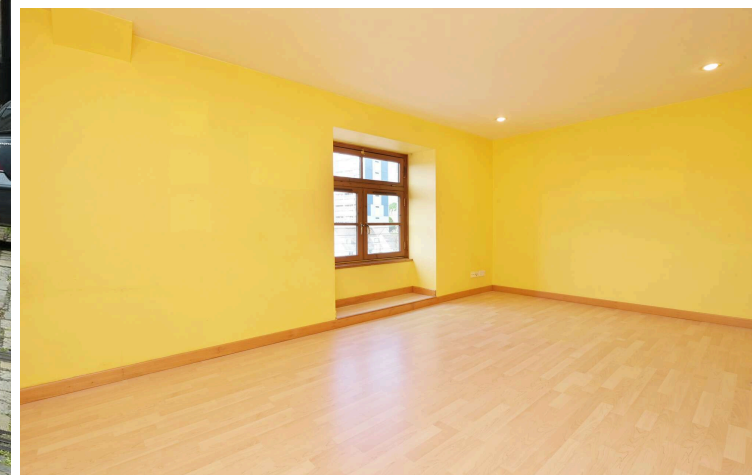


# ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341  
Email: [property@allingham.co.uk](mailto:property@allingham.co.uk)



102/75 Commercial Street, Edinburgh, EH6 6LT  
1 RECEPTION | 1 BEDROOM | 1 BATHROOM | EPC: B

## Location

This desirable third floor flat forms part of an A listed former bonded warehouse. It is situated in the vibrant and cosmopolitan area of Leith, on the North side of Edinburgh, just over two miles from the City Centre and it's attractions.

Leith boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. There are also an outstanding range of retailers, from independent shops to large supermarkets, a selection of international food stores, street food events, and a Farmer's Market. The nearby Ocean Terminal shopping centre is home to a variety of high street retailers, a multi-screen cinema, gym, and restaurants.

The area also enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. The Shore and the greater Leith area cater for outdoor pursuits, including Leith Links and the Water of Leith walkway and cycle path. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym.

There is first-rate schooling close by from nursery to high school level and excellent public transport links with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)





### Accommodation

Entrance hallway

Living room

Kitchen

Spacious double bedroom with built in storage

Bathroom with shower over bath, WC and washbasin

Large storage cupboard

### Extra features

Part of an A listed former bonded warehouse

Electric heating

Double glazing

Secure entry phone system

Communal garden grounds

Allocated residents parking space

Annual factor fee of £1,100



### Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.

# ALLINGHAM & CO

traditional values | modern practice

## ALLINGHAM & CO OFFICES

### COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road  
Edinburgh, EH13 0LH  
TEL: 0131 447 9341

### BUCKSTONE

4A Buckstone Terrace  
Edinburgh, EH10 6PZ  
TEL: 0131 447 9341

Fax Property - 0131 441 4517

Email Property - [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
66m<sup>2</sup>

