





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



6/6 Commercial Wharf, The Cooperage, The
Shore, Edinburgh, EH6 6LF

Charming Former Cooperage dating back to the 18th Century
B Listed
A stones from from the Shore of Leith
Thriving cosmopolitan area with independent shops, restaurants and cafes
excellent transport links from Bus to to tram
EPC: D
Council tax band: C

This well-presented first floor one-bedroom apartment sits within a category 'B' listed conversion from an old Cooperage in Edinburgh's fashionable Leith district. Originally built in the 1800s, this former barrel making factory is of significant importance being working Cooperage until the 1950's. Today, it offers superb modern living for a professional, first-time buyer or downsizer, with bright, open and spacious interior quietly situated within one of Edinburgh's most vibrant neighbourhoods. The property also offers the potential for a profitable buy-to-let opportunity.

At the heart a Contemporary open plan living, dining and kitchen space, with original timber beams adding a touch of charm. The fitted U-kitchen with base and wall-mounted units offering ample storage and countertop space, electric fan oven and induction? hob. The living area is focused around a central electric fireplace. This spacious room has windows to the rear and a quiet overlook over the car park and communal grounds. The bedroom of good size, with fitted carpets, and in built storage, the shower room features a large walk in shower, WC, wash basin and heated towel rail. Externally there is a residents car park on a first come first serve basis. There is a shared garden ground which is mainly laid to lawn with some mature plants.

Location:

Historic Leith is a vibrant and cosmopolitan area, offering an excellent choice of leisure, dining and retail amenities, while being conveniently located close to Edinburgh city centre. The property is ideally positioned within easy walking distance of a fantastic selection of well-known high street retailers, independent shops, cafés, bars and restaurants. Leith is home to renowned Michelin-starred restaurants including The Kitchen and Martin Wishart, while popular local favourites such as The Roseleaf and Mimi's Bakehouse are also close by. At weekends, The Pitt Market provides a lively destination with a diverse selection of food, drink and independent vendors.

Everyday shopping is particularly convenient, with Aldi, Sainsbury's Local and Tesco Express all within a short walk, while the 24-hour ASDA at Granton is also easily accessible. There are excellent recreational facilities nearby. Leith Links is approximately a 15-minute walk away, while Leith Victoria Swim Centre and the gyms at Ocean Terminal and David Lloyd Newhaven are all within easy reach. The area is also well served by highly regarded primary and secondary schools, including Victoria Primary School and Trinity Academy, with Edinburgh's private schools also readily accessible.

Transport links are excellent, with regular bus services from Victoria Quay providing convenient connections into Edinburgh city centre and Waverley Railway Station. Edinburgh's successful tram network has also been extended to Leith, with stops conveniently located along Leith Walk, at The Shore, directly outside Ocean Terminal and at Newhaven, providing fast and convenient access across the city. The property is also well positioned for access to the City Bypass and the wider road network, making it an attractive location for both city living and commuting.

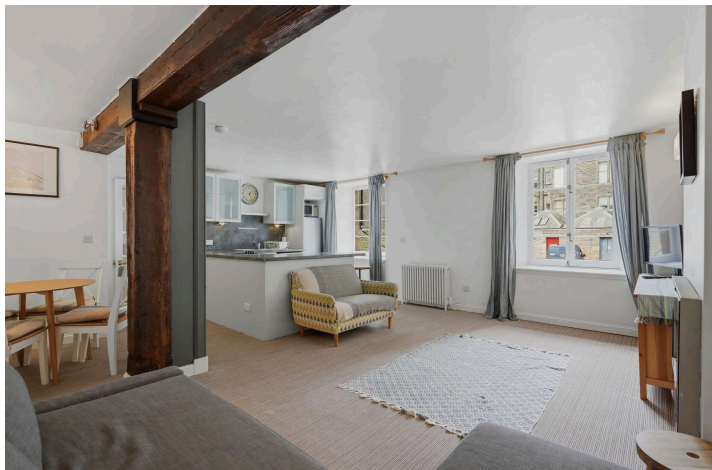
Agents Note:

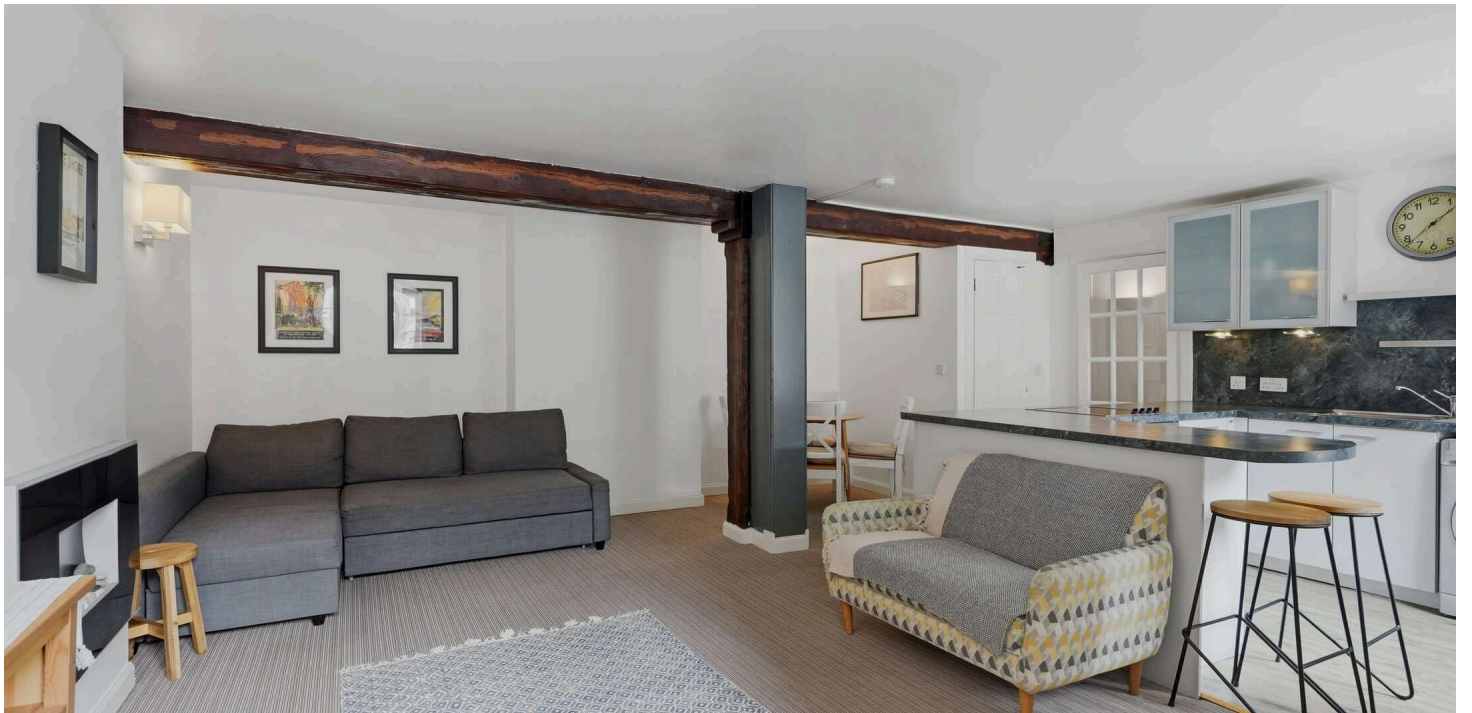
There is a factors fee of circa £220 per quarter. this is payable to Meyerside Management which is inclusive of building insurance.

Items of furniture are available by separate negotiation.

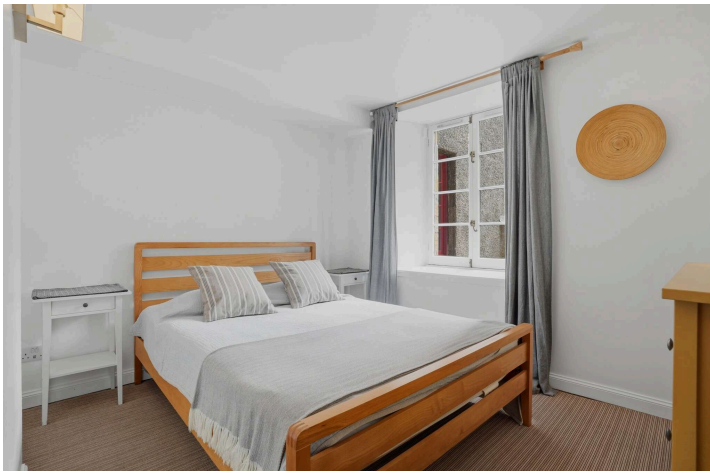
Free standing White goods will be included with the sale price.

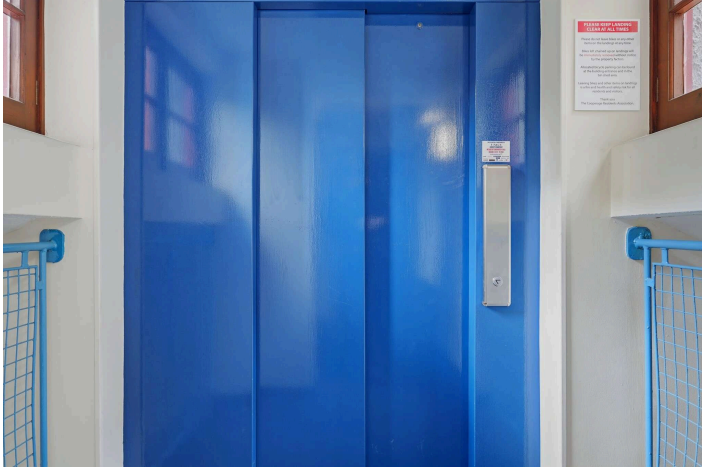
There is a communal lift and secured entry system.

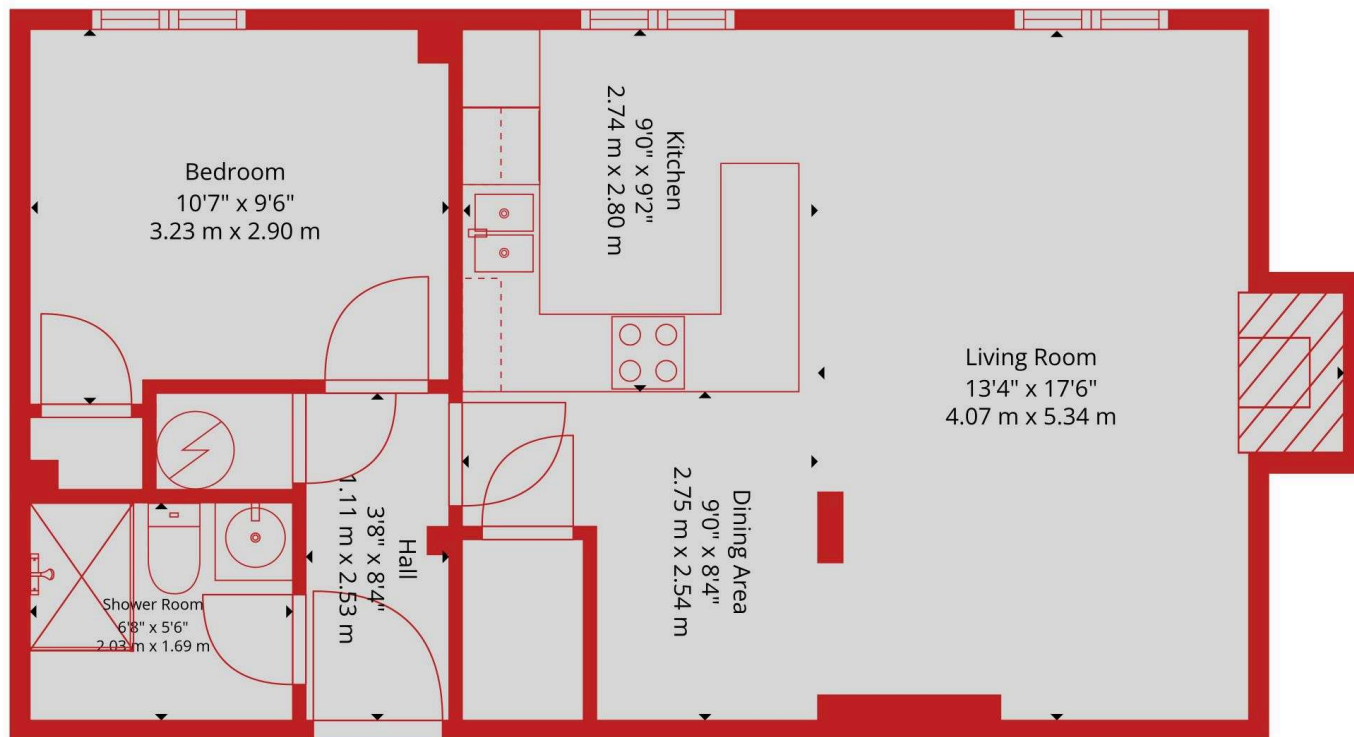












Total: 545 sq. Ft, 51 m2
 1st Floor: 545 sq. Ft, 51 m2
 Excluded Areas: Fireplace: 12 sq. Ft, 1 M2, Walls: 48 sq. Ft, 4 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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