

148/3 Commercial Street
EDINBURGH, EH6 6LB



"148/3 Commercial Street is a rarely available, ground floor apartment forming part of an impressive converted warehouse development"

- SECURE DOOR ENTRY
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- PRIVATE WALLED GARDEN
- ALLOCATED PARKING





LOCATION

The highly fashionable and vibrant Shore district of Leith sits approximately three miles north of Edinburgh city centre, and has earned a well-deserved reputation as a world-class dining destination, boasting three Michelin starred restaurants within walking distance alongside a wealth of cosmopolitan wine bars, traditional alehouses and artisan cafés. A vibrant Saturday food market adds to the neighbourhood's irresistible culinary scene.

The nearby Ocean Terminal retail and leisure complex provides major stores including a Tesco Extra, a multi-screen cinema and a Pure Gym. There are several major supermarkets and a thriving array of independent shops all within easy reach.

Connectivity is excellent, a tram stop less than five minutes' walk away provides direct access to Edinburgh City Centre in around 15 minutes and Edinburgh Airport in approximately 60 minutes, with frequent bus services also running to Princes Street and beyond.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



DESCRIPTION

148/3 Commercial Street is a rarely available, ground floor apartment with 2 bedrooms, forming part of an impressive converted warehouse development, with fully enclosed private terrace and allocated parking, conveniently placed in the much sought-after Shore area.

This superb property offers well-planned and spacious accommodation with direct access from both double bedrooms onto a private walled garden.

Accommodation comprises: welcoming hall; bright and spacious living room; fitted kitchen with integrated cooker, hob and extractor fan; generous main bedroom with en-suite shower room and fitted mirrored wardrobes; second double bedroom both with garden/terrace access and bathroom.

Further benefits include electric heating, double glazing, entryphone security system and private allocated parking.

EPC RATING

The energy efficiency rating for this property is band D

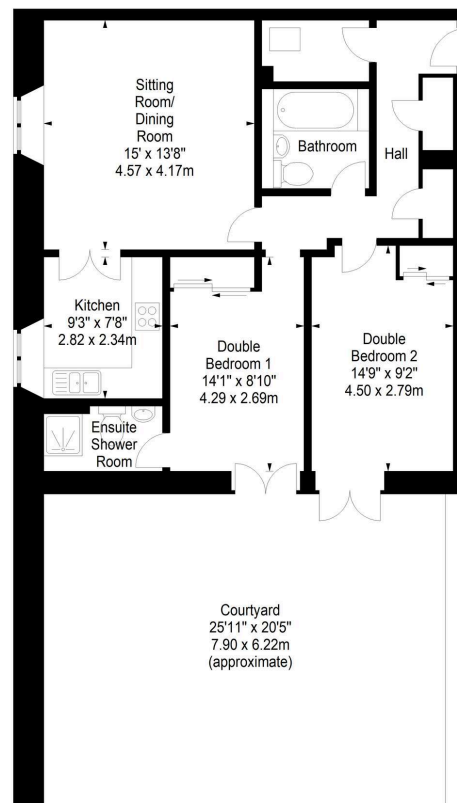
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Commercial Street,
 Edinburgh,
 Midlothian, EH6 6LB



Approx. Gross Internal Area
 801 Sq Ft - 74.41 Sq M
 For identification only. Not to scale.
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Ground Floor

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