



102/100 Commercial Street
LEITH | EDINBURGH | EH6 6LT

warners
solicitors & estate agents



102/100 Commercial Street

LEITH | EDINBURGH | EH6 6LT

An exciting opportunity has arisen to acquire this well presented one-bedroom flat in the much sought-after Leith area of Edinburgh. This fabulous apartment has been decorated to a high standard throughout and is presented to the market in move-in condition. The hallway welcomes you to the property and boasts a large storage cupboard and secure entry. The bedroom is of an excellent size and benefits from a built-in cupboard. The main living accommodation is a spacious and bright room with space for both dining and lounge furniture. The well-appointed kitchen with a range of integrated appliances and currently comprises a fridge, freezer, washer/dryer, electric hob, oven and fan. Completing the accommodation is the bathroom with shower over the bath. The property further benefits from electric heating and an allocated parking space.

- Stylish one-bedroom flat in highly desirable location
- Entrance hallway with fantastic storage
- Spacious living/dining room
- Modern fitted kitchen with integrated appliances
- Well-proportioned bedroom with built-in cupboard
- Bathroom with shower over bath
- Electric heating
- Allocated parking space

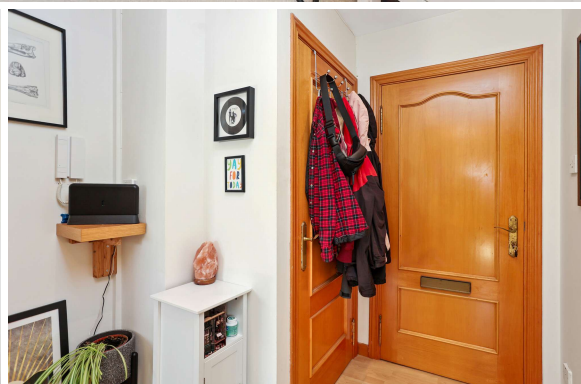
Energy rating C, Council tax band C, Factor is managed by Myreside Management and costs around £350 per quarter with a £270 deposit required.

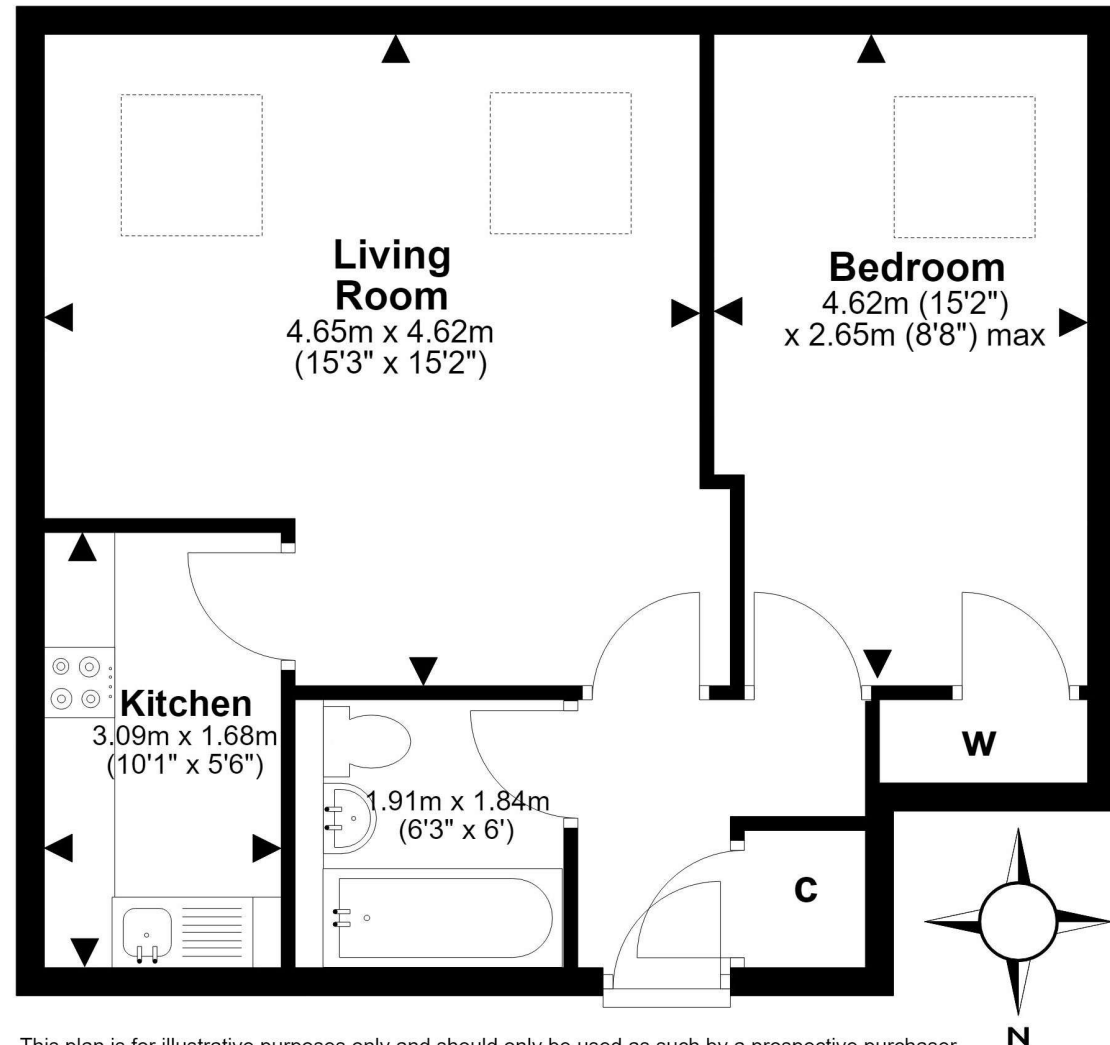
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.

Extras included in this sale will be fixtures, fittings, oven, hob, fan, fridge, freezer and washing machine. All other furniture can be included by separate negotiation.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.