McEwan Fraser Legal
Solicitors & Estate Agents

148/1 Commercial Street

LEITH, EDINBURGH, EH6 6LB



Charming one-bedroom flat in a distinctive warehouse conversion on the ever-popular Commercial Street



0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present to the market this charming one-bedroom flat, set within a distinctive warehouse conversion on the ever-popular Commercial Street. Boasting characterful features typical of this style of building, the property combines a unique industrial charm with modern living. With superb local amenities right on the doorstep and excellent transport links, including the newly opened tram service, this flat is ideally suited to first-time buyers, city professionals, or investors seeking a well-connected and vibrant location.

THE LIVING ROOM / KITCHEN









The accommodation begins with a welcoming entrance hallway, which features a useful utility cupboard complete with white goods included in the sale. The spacious open-plan living, kitchen, and dining area offers the perfect setting for both everyday living and entertaining guests. The modern fitted kitchen is equipped with a range of wall and base units, an electric hob and oven, and additional appliances that are also included.


TENNENTS
LAGER







The generous double bedroom benefits from built-in wardrobes, providing excellent storage, while the well-appointed bathroom comprises a three-piece suite with an electric shower over the bath.

THE BATHROOM



THE BEDROOM





Further benefits include electric heating, double glazing throughout, residents' parking, and a secure entry system for added peace of mind.

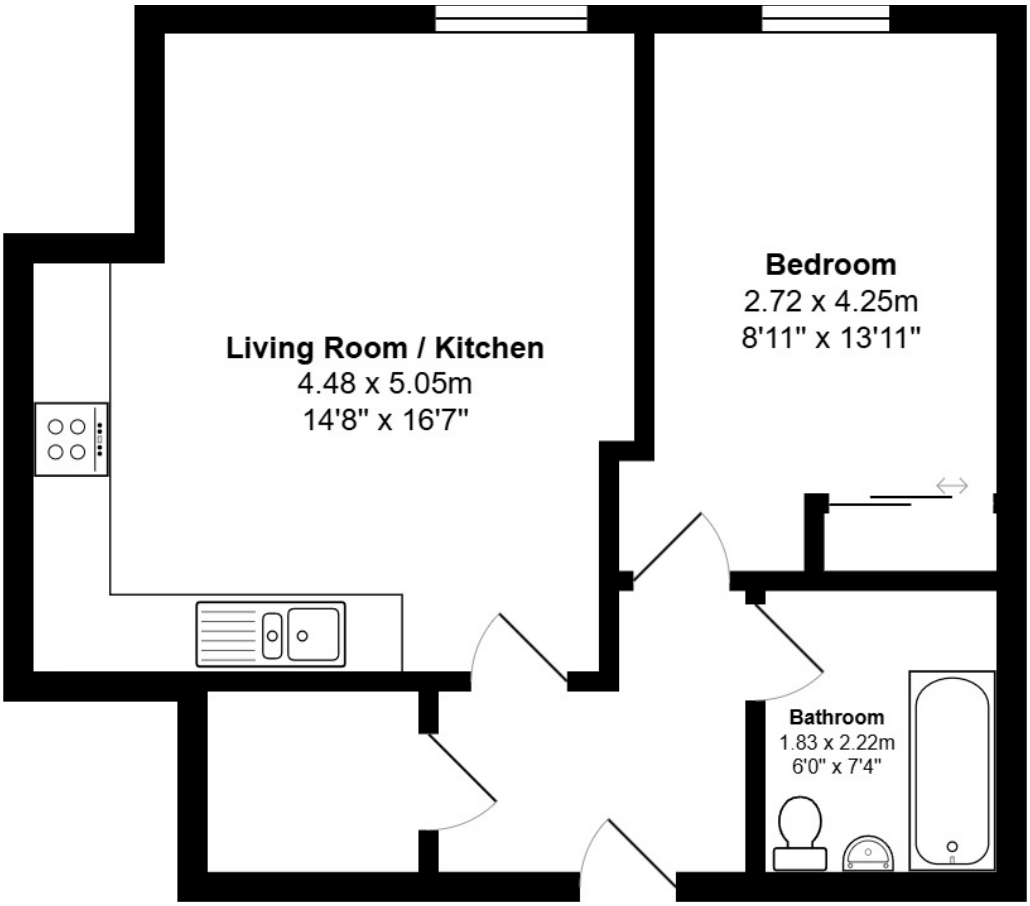
EXTERNALS





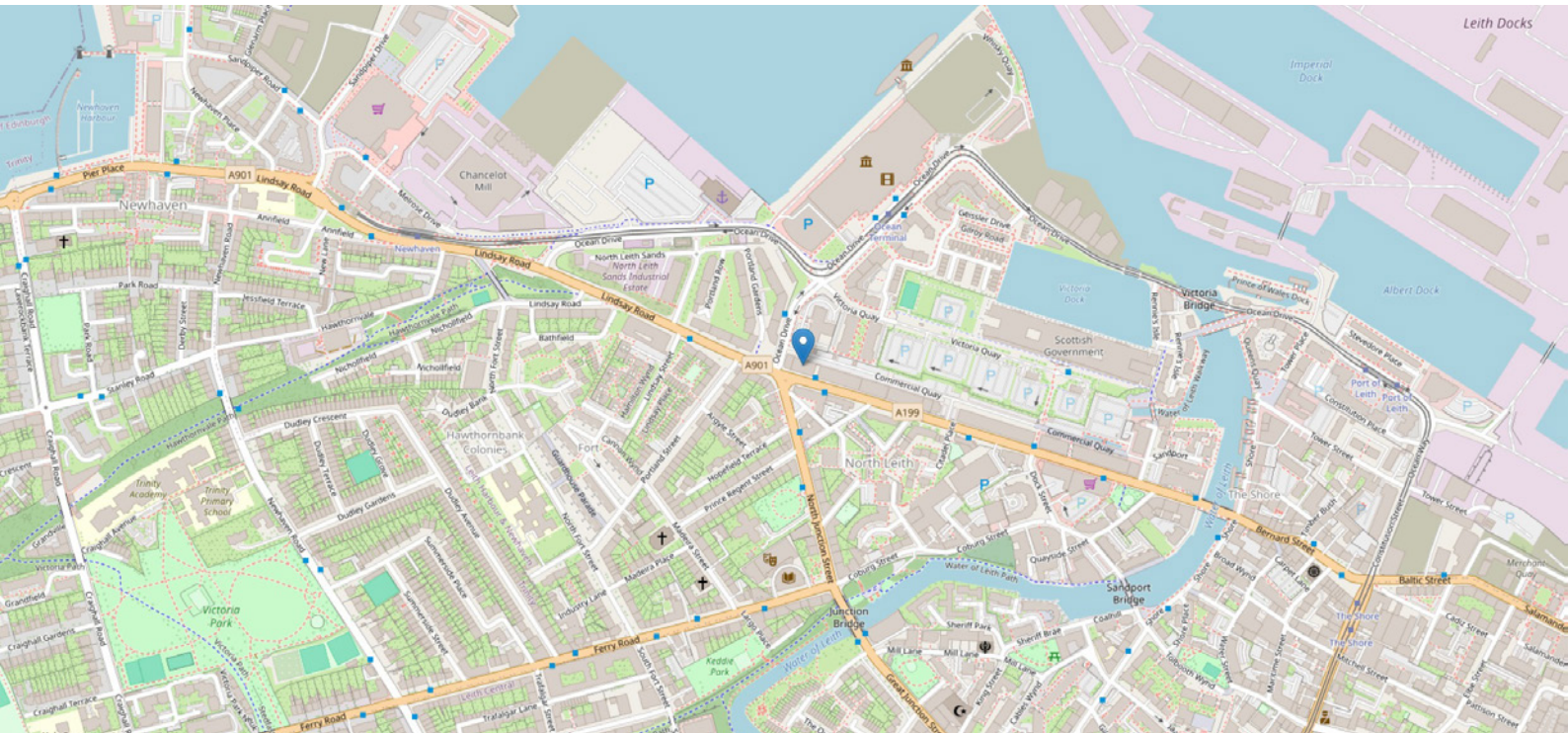


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 50m^2 | EPC Rating: D



THE LOCATION

Commercial Street sits just a short two-minute stroll from the ultra-trendy Shore area of Leith, where retro coffee spots, stylish gastro pubs, and award-winning restaurants create a buzzing social scene. You'll even find some of Edinburgh's best fish and chips just steps from your door, ideal for a spontaneous Friday night treat. For day-to-day essentials, you're spoilt for choice with a 24-hour Asda and Aldi just minutes away. A little further on, Ocean Terminal offers high street shopping, a multi-screen cinema, and even boutique pop-ups, perfect for a weekend browse or midweek retail therapy.







Leisure time is well catered for. Victoria Park's green open spaces are a short walk away, Newhaven Harbour offers scenic waterfront strolls, and for fitness fans, David Lloyd's club and Alien Rock's indoor climbing walls are both nearby.

Getting around is effortless. A well-connected bus network takes you across the city, while the recently extended Edinburgh Tram makes commuting to the city centre or airport a breeze.

Whether you're a foodie, a fitness enthusiast, or just want to live somewhere with a lively atmosphere and unbeatable convenience, Commercial Street puts it all on your doorstep.







McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR
THE SUNDAY TIMES
THE TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.