

# 102/94 Commercial Street

THE SHORE, EDINBURGH, EH6 6LT



*SPACIOUS ONE BEDROOM FLAT IN  
EDINBURGH'S POPULAR SHORE AREA*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to present this spacious and well-proportioned fourth floor, one bedroom flat forming part of listed converted whisky bond building in the heart of Edinburgh's popular Shore area

Inside, the top floor property comprises a generously sized living room with various possibilities for furniture arrangement. The bright and airy room further benefits from being south facing, allowing for natural daylight all-year round, with uninterrupted views across the city.





The spacious and fully equipped kitchen, including a fan oven, hob and both integrated fridge and dishwasher, can be conveniently accessed from both the hall and the living room.







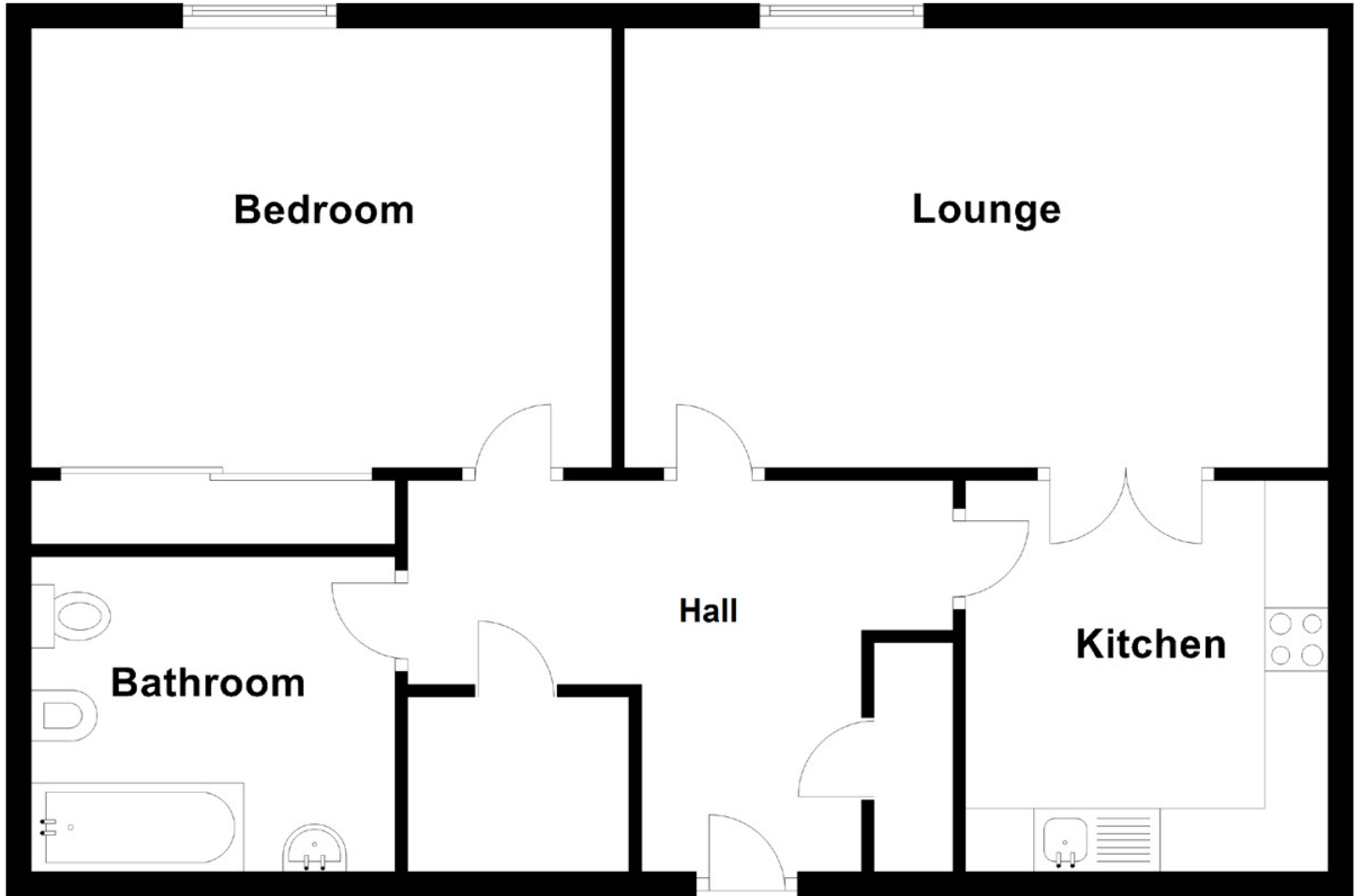
The generous double bedroom with built-in sliding wardrobes also benefits from a south facing aspect.





The spacious bathroom features a four-piece bath suite with WC, sink, bidet and a mains-pressure shower over the bath.





**Approximate Dimensions**

(Taken from the widest point)

Lounge	5.57m (18'3") x 3.48m (11'5")
Kitchen	3.10m (10'2") x 2.87m (9'5")
Bedroom	4.59m (15'1") x 3.48m (11'5")
Bathroom	2.88m (9'5") x 2.49m (8'2")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>

EPC Rating: C

The property also benefits from a lift serving all floors, double-glazed windows, excellent storage, and private allocated parking bay.

Factor fees are payable at approximately £250-£300 per quarter.







---

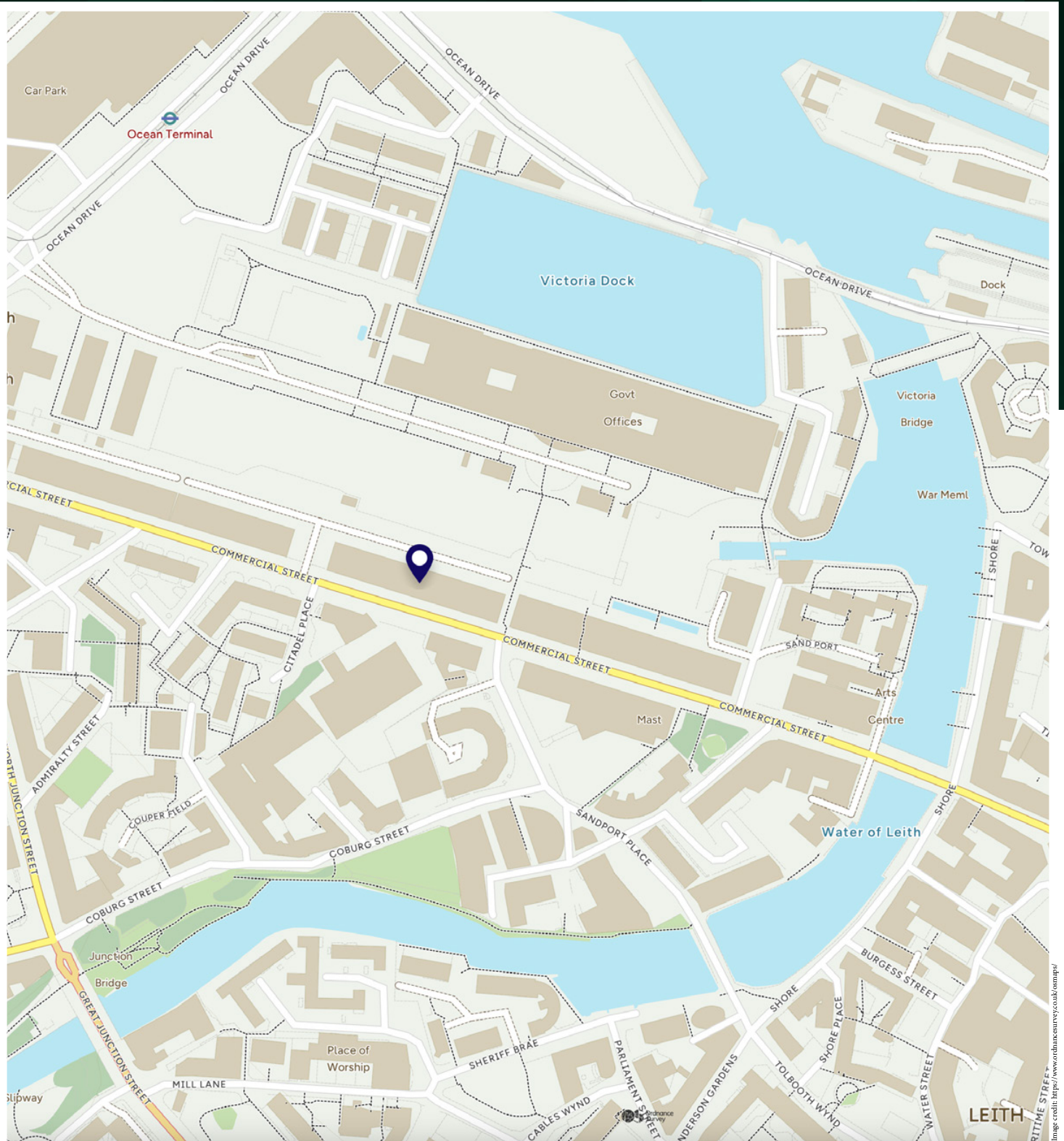
Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

---





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**BEN STEWART CLARK**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
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.