

102/34 Commercial Street

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*Spacious One Bedroom Flat In
Edinburgh's Popular Shore Area*



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McEwan Fraser Legal is delighted to present this one-bedroom spacious first-floor flat, situated in Edinburgh's popular Shore area of the city which is highly sought after.

THE LIVING ROOM



Inside, the property comprises:

- Fully equipped kitchen which is accessed via the living room. The kitchen is well equipped with a hob, fan oven and freestanding white goods.
- Spacious living room which is generously proportioned with various possibilities for furniture arrangements. The living room benefits from being south facing flooding the space with natural light year-round.

THE KITCHEN





- The flat has one large double bedroom with built-in wardrobes and also benefits from being south facing.
- The bathroom is fitted with a three-piece bath suite with a mains pressure shower over the bath.

THE BATHROOM



THE BEDROOM

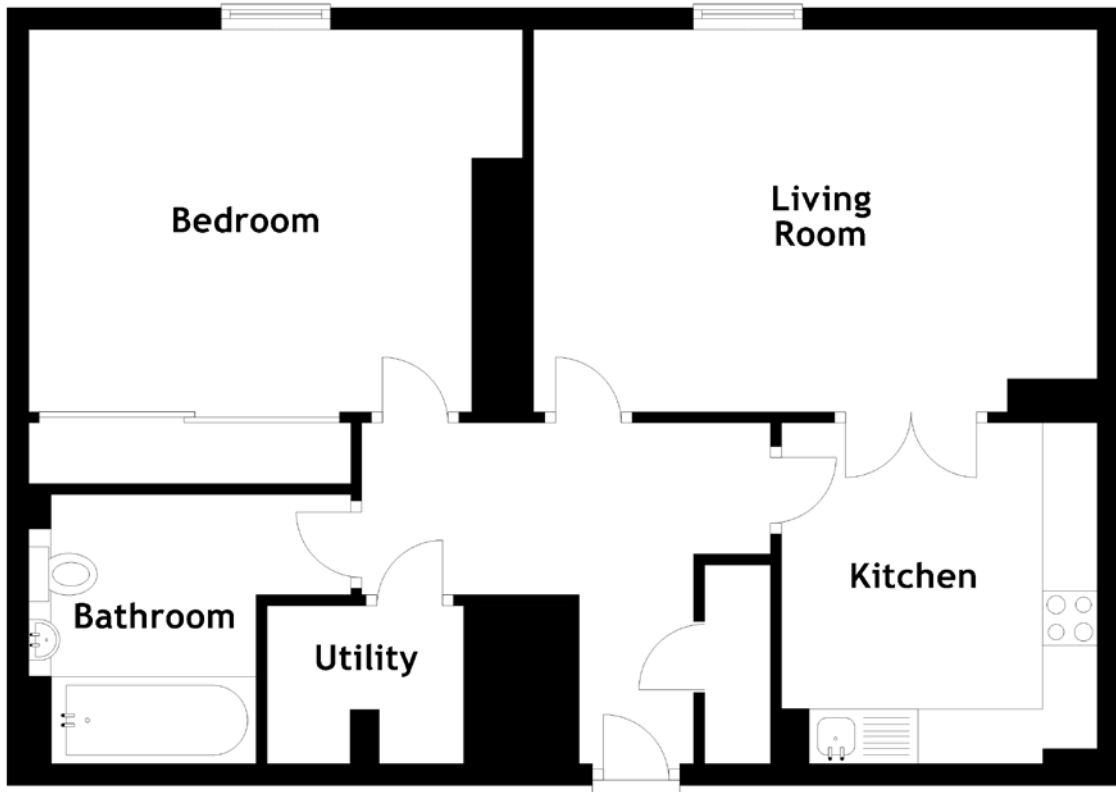


In addition, the property benefits from double-glazed windows, excellent storage and private, residents-permitted, allocated parking.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

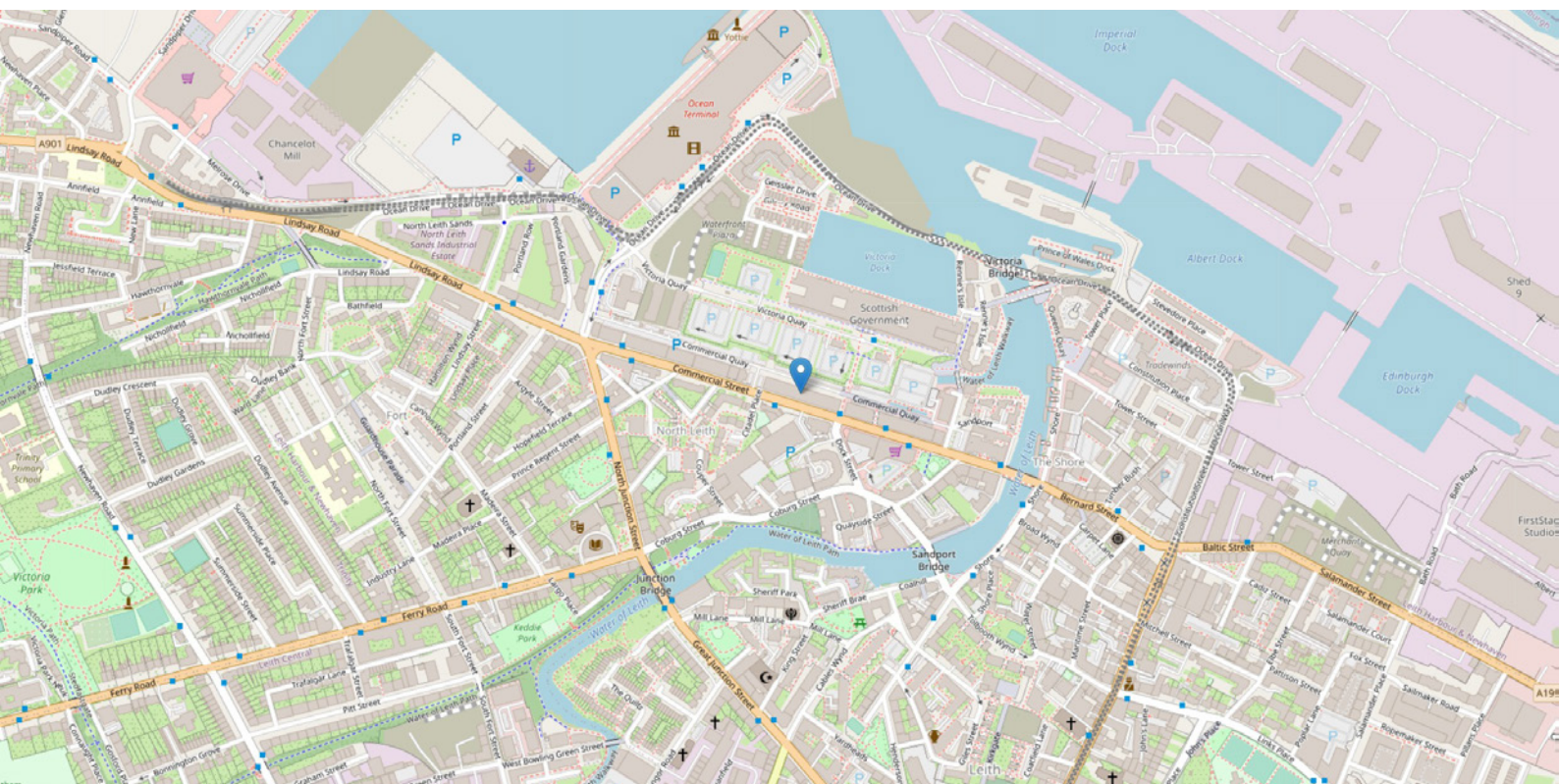


Approximate Dimensions (Taken from the widest point)

Living Room 5.16m (16'11") x 3.50m (11'6")
 Kitchen 3.12m (10'3") x 2.89m (9'6")
 Utility 1.80m (5'11") x 1.45m (4'9")

Bedroom 4.52m (14'10") x 3.50m (11'6")
 Bathroom 2.95m (9'8") x 2.46m (8'1")

Gross internal floor area (m²): 68m²
 EPC Rating: C



THE LOCATION

This property is located at the heart of The Shore in Edinburgh, a vibrant cosmopolitan district set around the mouth of the Water of Leith, offering a unique waterfront setting only a short distance from the city centre, situated less than two miles from Princes Street and served by several excellent, frequently running bus services to both the city centre and the airport.





The Shore has been radically transformed into a gentrified community of quality apartments and penthouses making it an extremely desirable place to live.

There is an extensive choice of quality eateries, including Michelin-starred restaurants, numerous cafes and several wine bars and the area is well-served by major and local supermarkets.

The extensive shopping centre at Ocean Terminal, with multiplex cinema, Pure Gym and high street stores including Debenhams and a Marks and Spencer food hall, and the boutique retail outlets at Commercial Quay are both close by. Fantastic nursery and primary schools are within easy walking distance as is the Leith Victoria swimming pool and fitness centre.



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