

# 144/5 Commercial Street

EDINBURGH, EH6 6LB



*GENEROUSLY PROPORTIONED THREE BED FLAT IN  
EDINBURGH'S HIGHLY SOUGHT AFTER SHORE AREA*



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McEwan Fraser Legal is delighted to present this very generously proportioned three-bedroom first-floor flat in this well-maintained sought-after historical building in Edinburgh's popular Shore area of the city.

Inside, the property comprises a spacious living/dining area that offers various possibilities for furniture arrangements and is very well proportioned and benefits from a south-facing aspect making for a warm property year-round. There is a fully equipped kitchen which is accessed from the hallway or the living room, benefitting from an open plan layout but can also be separated if chosen. The kitchen is very generously proportioned with hob, fan oven, and white goods included in the sale. The property has three generous double bedrooms which include storage options. The master bedroom benefits from an en-suite. There are two bathrooms in the property, from the main family bathroom to the en-suite shower room both are fitted with modern three-piece suites.

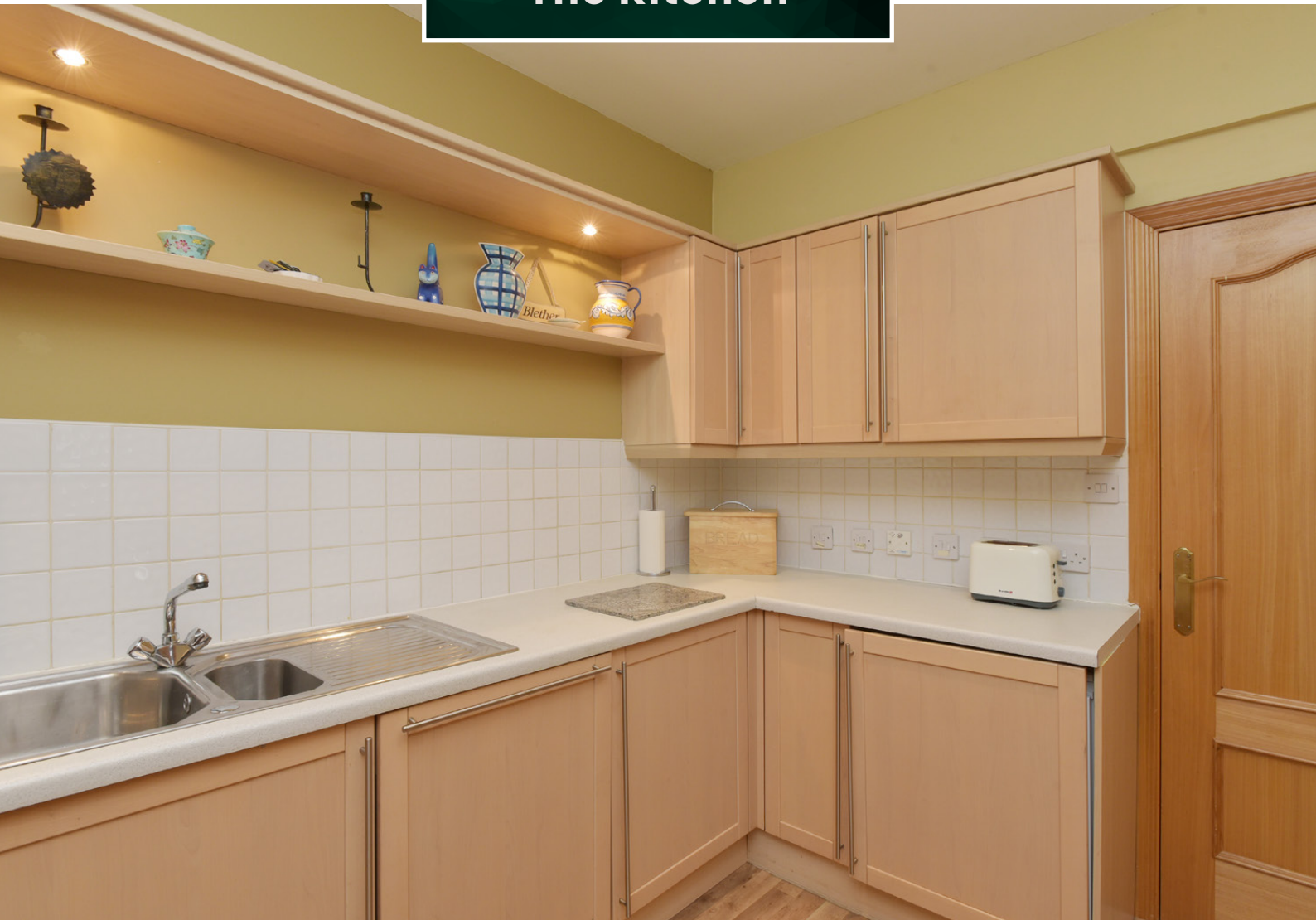
In addition to this, the property includes excellent storage, soundproofed windows, private parking, and benefits from being just a short walk from Edinburgh's continued tram line connecting the area with ease to the rest of the city.

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**The Kitchen**





**Bedroom 1**







**Bedroom 2**



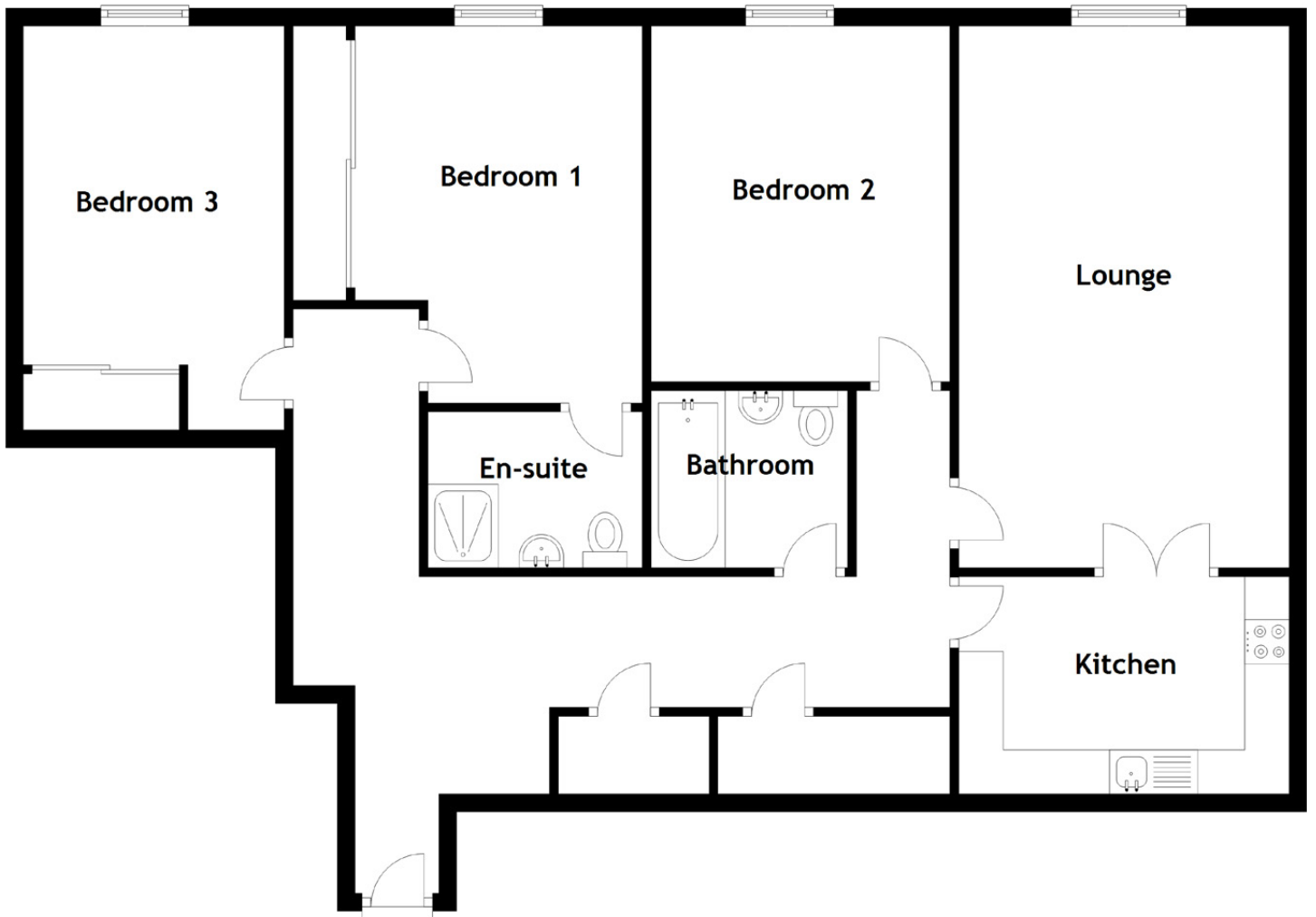


**Bedroom 3**









### Approximate Dimensions

(Taken from the widest point)

Lounge	6.12m (20'1") x 3.74m (12'3")
Kitchen	3.74m (12'3") x 2.46m (8'1")
Bedroom 1	4.26m (14') x 3.25m (10'8")
Bedroom 2	4.02m (13'2") x 3.38m (11'1")
Bedroom 3	4.57m (15') x 2.95m (9'8")
Bathroom	2.23m (7'4") x 2.00m (6'7")
En-suite	2.42m (7'11") x 1.76m (5'9")

Gross internal floor area (m<sup>2</sup>): 114m<sup>2</sup>

EPC Rating: C



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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.

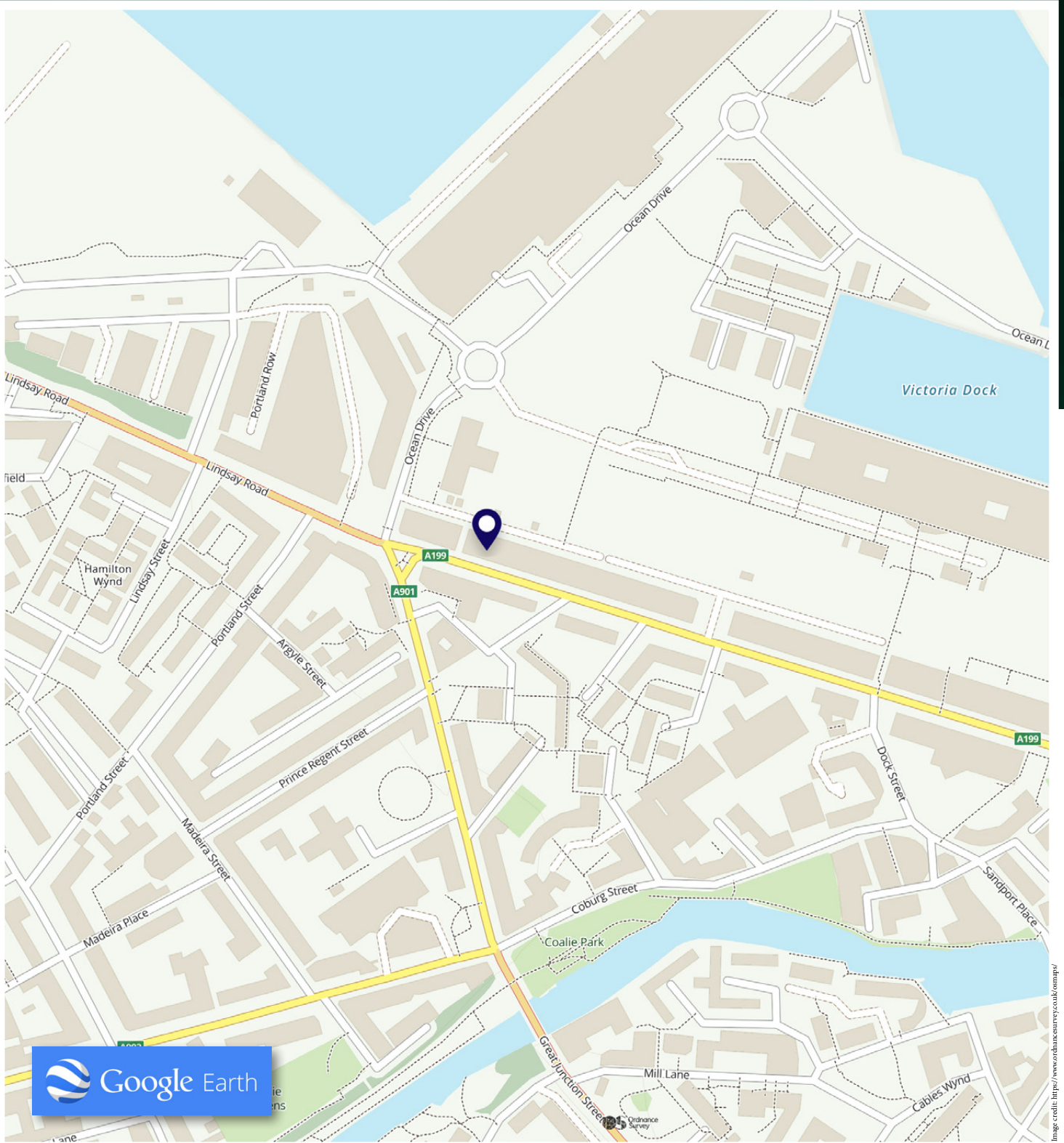
The Shore has been radically transformed into a gentrified community of quality apartments and penthouses making it an extremely desirable place to live.

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, 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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# McEwan Fraser Legal

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