

D.J.ALEXANDER



102/4 Commercial Street
Edinburgh | EH6 6LS



Property Overview

- Hall
- Living Room
- Kitchen
- Master bedroom with en suite shower room
- Second bedroom
- Bathroom
- Double glazing and electric heating
- Allocated parking space

Description

This is an impressive contemporary factored two-bedroom ground floor apartment. Located in the heart of Leith, close to The Shore, designed for contemporary living and immaculately presented, the apartment is reached via a well maintained secure communal entrance area and the accommodation comprises: hall with both a walk-in store cupboard and a further smaller cupboard; well-proportioned twin windowed living room with glazed panelled doors leading to the adjoining kitchen; recently installed kitchen, with access to both living room and hall, providing wall and floor storage, work surfaces with tiled splash backs, and integrated appliances; comfortable master bedroom with built-in wardrobe and en suite shower room; second spacious double bedroom and; partially tiled bathroom with three piece suite and shower over the bath.

The development is factored by Myreside Management at a fee of £70 per month for the apartment. The fee includes buildings insurance.

Location

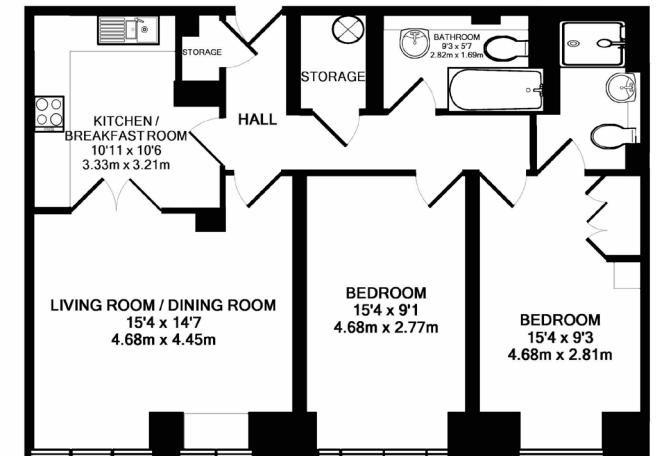
Vibrant, cosmopolitan and much in demand, Leith is approximately 2 miles from the centre of Edinburgh and provides a tantalising choice of some of the Capital's top restaurants, cafes and fashionable eateries. Less than a mile away, Ocean Terminal is the permanent berth of the Royal Yacht Britannia, as well as being one of Edinburgh's most popular retail and leisure centres – home to a twelve screen cinema, a Pure Gym and many high street retailers including an M&S Food Hall. While, at nearby Newhaven, there is a David Lloyd Fitness Centre. The bus service to and from the city centre is excellent and the A1 and city bypass are easily reached by car offering access to Edinburgh International Airport, the Queensferry Crossing and the central motorway network.

Extras

All fitted flooring, integrated appliances, window coverings and some items of furniture are included in the sale.

Viewing

By appointment with DJ Alexander.



102-4 COMMERCIAL STREET
TOTAL APPROX. FLOOR AREA 764 SQ.FT. (71.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.

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