



Solicitors & Estate Agents



Offers Over

£200,000

59 Ocean Apartments, 102 Commercial Street

The Shore | Edinburgh | EH6 6LS

A tremendous opportunity has arisen to acquire this impressive and well-proportioned two bedroom second floor flat forming part of listed converted warehouse situated within the heart of the desirable Shore district of Leith. Positioned close to fantastic amenities and commuting links, this property will undoubtedly appeal to first-time buyers, professionals and investors.

-  2 beds
-  1 public
-  1 bathroom
-  Allocated parking space
-  Passenger lift
-  EPC Band – C
-  Council Tax Band - D



Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway with storage provisions, bright and airy lounge/diner overlooking Commercial Street, fully-fitted kitchen with a range of integrated and freestanding white goods, tiling in splash areas and under-unit lighting while being styled with light-grey units and a green worktop, sizeable double bedroom with integrated sliding door wardrobes and space for different configurations, second single bedroom allowing flexibility to be used as a home office/study, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include a passenger lift in the building for ease of access, electric heating system and double glazing throughout.

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



Extras

Selected fixtures and fittings, including; integrated electric hob, oven, extractor hood and dishwasher, freestanding washing machine and fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

For the car owner, there is an allocated off-street parking space and for visitors parking can be found on-street.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

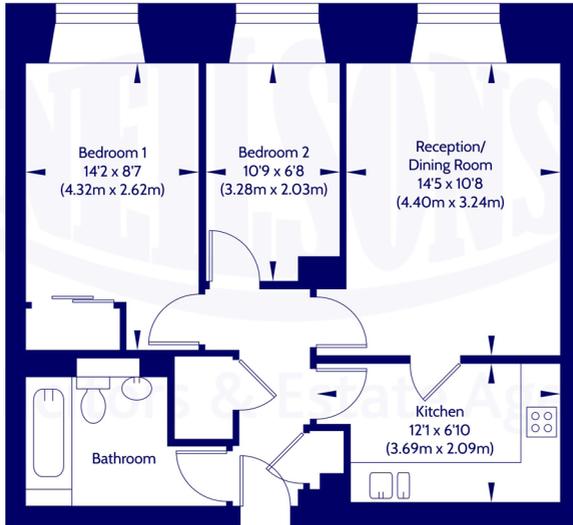
The property is located in the cosmopolitan Shore area which offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses a number of high street stores, a multi-screen cinema and a large Pure Gym. There are excellent public transport links to the City Centre and surrounding areas and many of the Capital's renowned restaurants, bars, art galleries and attractions are close at hand. There are a fantastic range of leisure opportunities in the surrounding area including the marvellous Leith Links, Holyrood Park, Arthurs Seat and Craighentiny Golf Course. The recently completed trams are accessible via a nearby stop offering ease of access across the city.





Approx. Gross Internal Floor Area 53.58 Sq M / 577 Sq Ft.

Second Floor



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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