

102/4 Commercial Street

LEITH, EDINBURGH, EH6 6LS



*Stylish Two-Bedroom, Ground-Floor Flat in
Historic Leith Whisky Warehouse Conversion*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this stunning two-bedroom ground-floor flat set within the historic Highland Queen whisky warehouse on Commercial Street, Leith. This exceptional flat offers a rare opportunity to live in one of Leith's most characterful and sought-after developments.

THE LIVING ROOM



The property offers generous living space and plenty of natural light. The open-plan living and dining area includes a modern kitchen with integrated appliances and good storage.

THE KITCHEN





Both double bedrooms are generously sized, with the principal bedroom benefiting from a stylish en-suite shower room. A further contemporary bathroom serves the second bedroom and guests. The flat also offers excellent practical features, including multiple built-in storage cupboards in the hallway—ideal for keeping the space clutter-free.

THE BATHROOM



BEDROOM 1



the principal bedroom benefiting from a stylish en-suite shower room



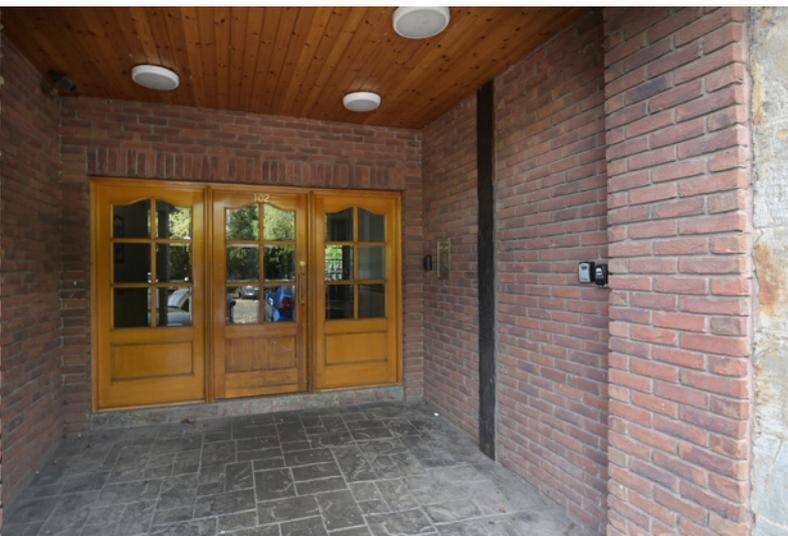
BEDROOM 2



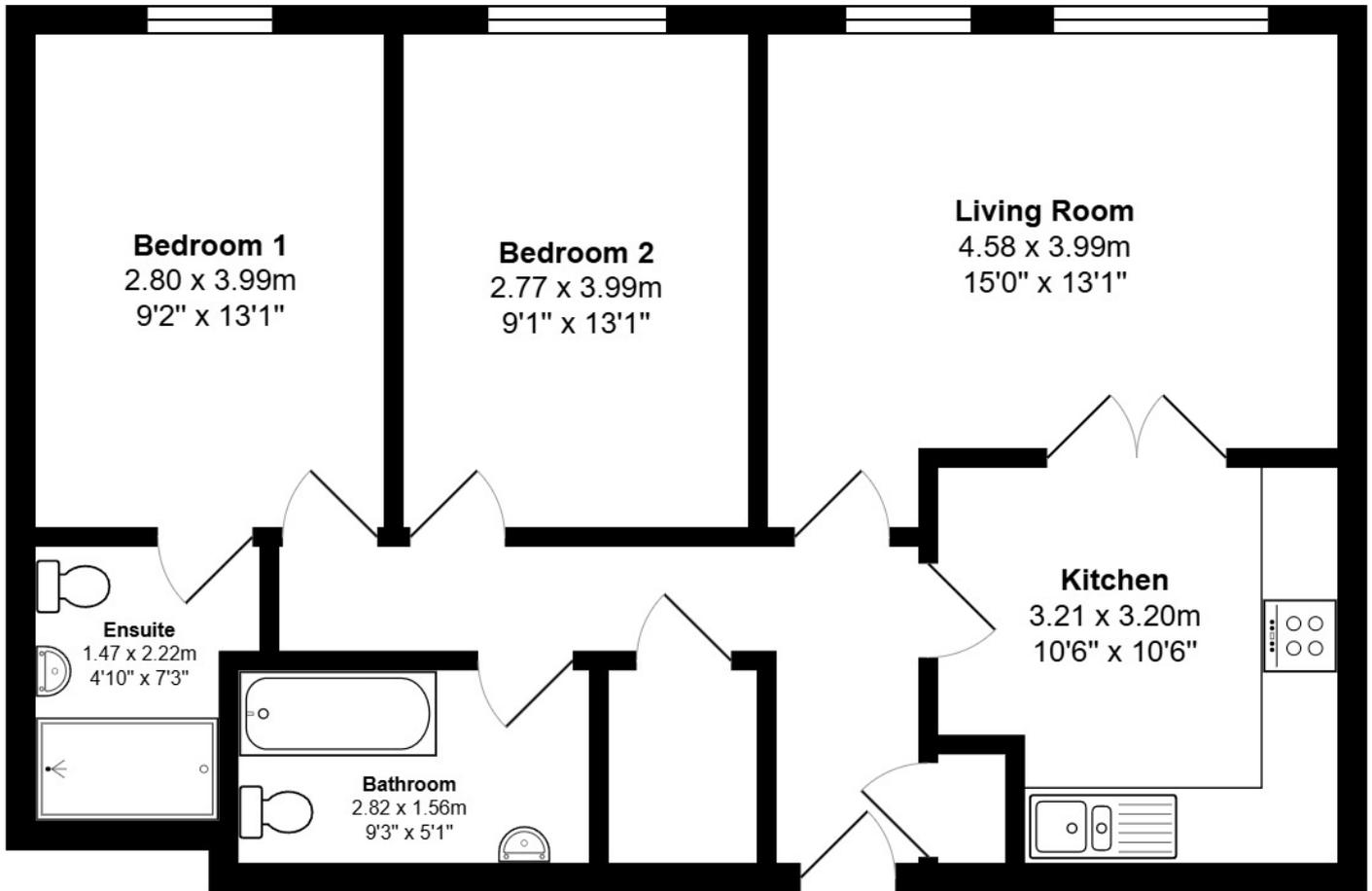
The property is part of a secure, well-maintained development with a unique architectural heritage. Residents enjoy the vibrant atmosphere of Leith, with its award-winning restaurants, cafés, and shops right on the doorstep, plus easy access to the city centre via excellent public transport links.

Ideal for professionals, couples, or investors looking for a distinctive home in one of Edinburgh's most dynamic neighbourhoods.

EXTERNALS

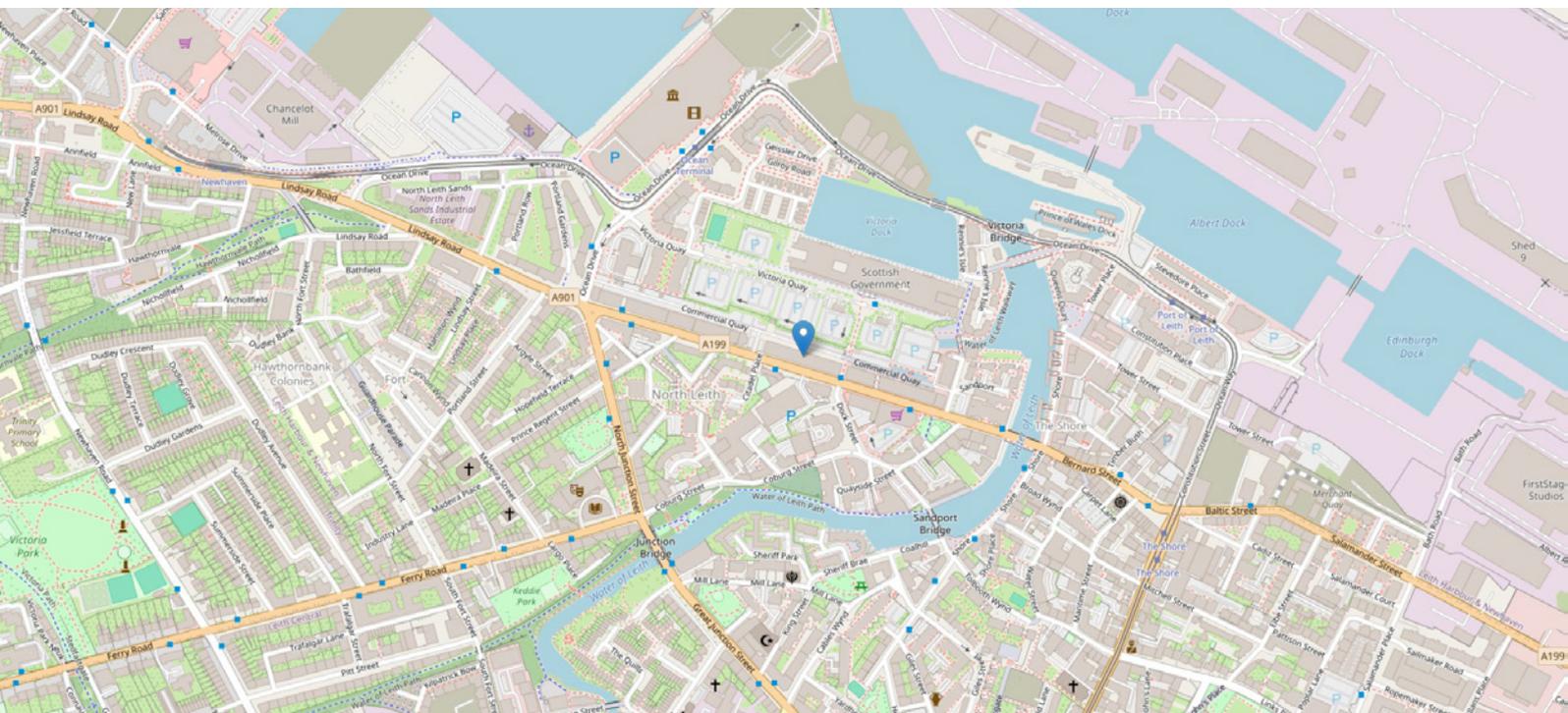


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 70m² | EPC Rating: D



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's 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JAMIE MCINTOSH
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
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.