



MACWOOD



102/1 COMMERCIAL STREET,  
EDINBURGH EH6 6JF

# WHAT YOU NEED TO KNOW



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Forming the ground floor of a tastefully converted whisky warehouse in the heart of vibrant Leith, voted one of the world's coolest neighbourhoods, this well-presented two-bedroom home offers buyers a stylish residence close to a wealth of leisure and retail amenities.

Stepping into the welcoming entrance hallway equipped with built-in storage, you're greeted by wood-effect flooring and a calm, neutral colour scheme that flows seamlessly into the spacious, light-filled living room. This versatile south and east-facing space offers ample room for various furniture arrangements, ideal for relaxing, daily life, or entertaining guests. Returning to the hallway, the modern kitchen features crisp white wall and base units, a tiled splashback, and sleek grey worktops. Arranged in an efficient L-shaped layout, it comes equipped with integrated appliances including an oven, hob, and extractor hood. The principal double bedroom is carpeted and bathed in natural light, complete with built-in mirrored wardrobes and a private en-suite shower room. An additional double bedroom echoes the same décor and has access to a sizeable family bathroom fitted with a bath, wall-mounted shower, WC, and washbasin.

There is residents' parking to the rear.



## OUR EXPERT SAYS...

*"Stylish ground-floor home in a converted Leith whisky warehouse blends character with modern comfort, offering an enviable lifestyle in one of the world's coolest neighbourhoods."*

**- Ross MacDonald,  
Director**

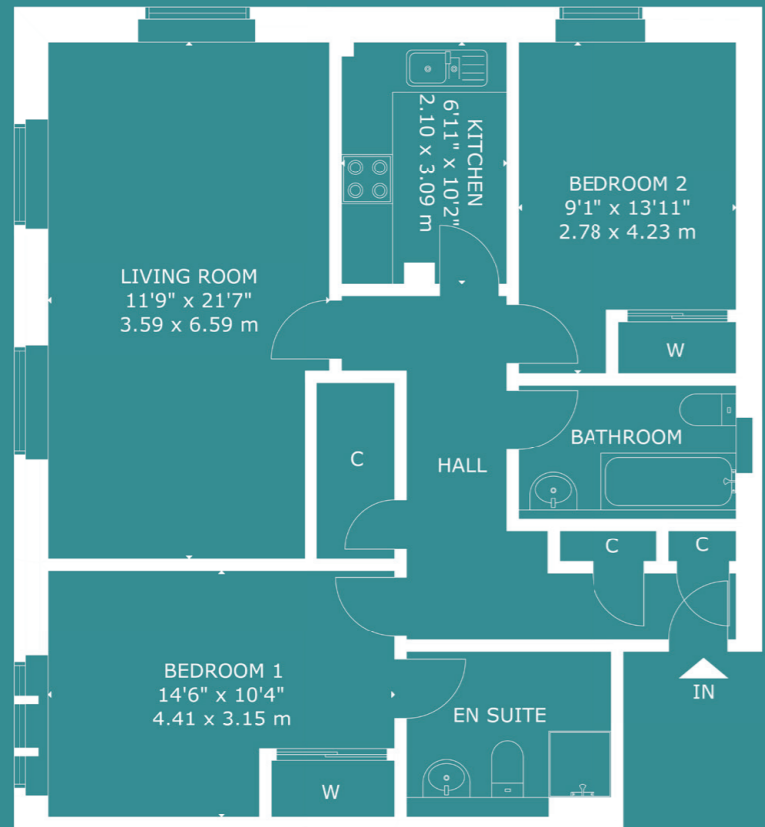


**894 FT<sup>2</sup>**





# FLOORPLAN



GROUND FLOOR



# LOCATION



Commercial Street lies at the heart of Edinburgh's historic Leith. Situated close to The Shore discover delicious eateries such as the Michelin-starred Martin Wishart and The Ship on The Shore, as well as bustling bars including Teuchters Landing. Constitution Street and nearby Leith Walk also have an array of popular pubs and restaurants. Leith Links and Leith Victoria Swim Centre are within walking distance whilst David Lloyd Health Club Newhaven featuring swimming pools, fitness classes, and more is a short drive. Ocean Terminal with its well-known casual dining options, multiplex VUE Cinema, high street retailers, and PureGym is also easily accessible. Daily shopping needs are met by local convenience stores along with a large Tesco supermarket on Duke Street, an Aldi on Commercial Street, and a 24hr ASDA at Newhaven. Every Saturday there is a thriving farmer's market held on Dock Place with an array of street food, artisan produce, and crafts. The property lies in the catchment for Victoria Primary School and Trinity Academy with Edinburgh's private options such as Edinburgh Academy and Fettes College in easy reach. Excellent transport links mean that regular buses and trams take you swiftly into the City Centre and onto Edinburgh Airport. It is perfectly situated for the A1 and the City Bypass.



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