



8/11 Mitchell Street
Leith, Edinburgh
EH6 7BD



2



1



2

Please contact us for
more information:

0131 555 7055
property@watermans.co.uk



Summary

Set on the third floor of an established modern development in cosmopolitan Leith, this two-bedroom, two-bathroom flat is presented with neutral décor and is sure to appeal to a wealth of buyers. The flat boasts a wealth of amenities on the doorstep and within enviable easy reach, including the area's eclectic array of shops, cafés, coffee shops, restaurants, and bars, schools at primary and secondary levels, transport links connecting across the city, and open spaces including Leith Links. The tram line to the airport is just a minute's walk away.

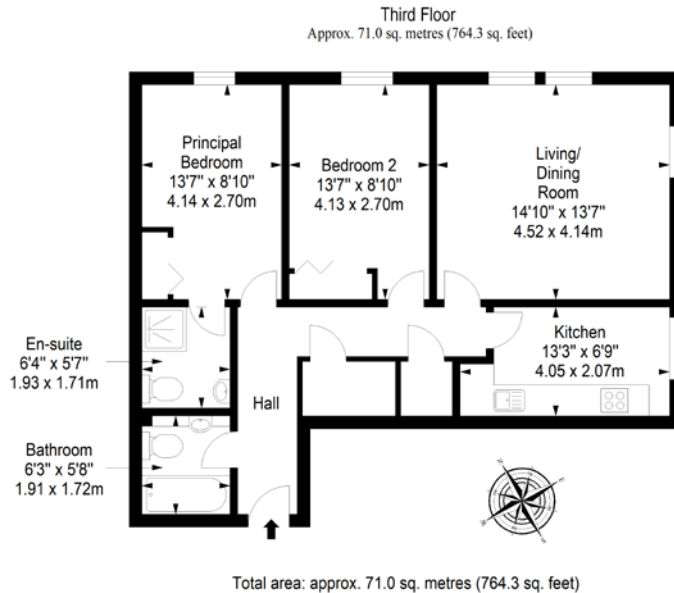


Features

- Third-floor flat in popular Leith
- Secure shared entrance and lift service
- Spacious, dual-aspect living/dining room
- Modern fitted kitchen
- Principal bedroom with built-in wardrobe and en-suite shower room
- Second double bedroom with built-in wardrobe
- Three-piece bathroom
- Private residents' parking
- Gas central heating (new boiler fitted June 2024, 2-year guarantee)
- Double glazing



Floorplan



EPC Rating - B | Council tax band - D | Home report Value - £250,000

Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk