



## 6A (Flat 3) Mill Lane

Leith | Edinburgh | EH6 6TJ

A truly impressive and beautifully finished 3-bedroom ground-floor apartment, forming part of recently converted Victorian building, with the rare advantage of an off-road allocated parking space. Quietly tucked away within the highly sought-after Leith district, the property offers easy access to a wealth of amenities, excellent transport links, and the stylish waterfront of The Shore is just a short stroll from the door. This home provides a sophisticated city-living experience, perfect for those seeking a distinctive and convenient Edinburgh address.

 3 Bedrooms

 1 Public room

 2 Bathrooms

 Allocated parking space

 EPC Rating – B

 Council Tax Band - D



## Description

Offered to the market in move-in ready condition, this fabulous home combines character, elegance, and contemporary comfort throughout. The generously proportioned accommodation is designed for modern living providing a stunning home for a variety of buyers seeking a high standard of living in an excellent location.

An entrance hallway with excellent storage provision, leads to a stunning open-plan reception and kitchen, thoughtfully arranged to accommodate both a dining area and comfortable seating. The fully integrated kitchen features a range of contemporary wall and base units, with built-in induction hob, electric oven and extractor hood, complemented by an integrated dishwasher and fridge freezer. A separate utility room offers practical additional storage, a sink, space for a washing machine and tumble dryer, and houses the combi boiler, perfectly combining practicality and function.

The apartment boasts three double bedrooms, each enjoying ample natural light, with the principal suite benefiting from a contemporary en-suite shower room featuring a walk-in mains shower. A modern bathroom completes the accommodation, comprising a white three-piece suite with an additional mains shower over the bath. Additional benefits include UPVC double glazing and a gas central heating system with combi boiler, ensuring comfort and efficiency throughout. The property, whilst ground floor with step-less access, enjoys an elevated position at the rear of the building providing enhanced privacy and security.

Access to the bright and well-maintained common stair is controlled by video entry phone.



## Extras

All the fitted floor coverings, light fittings and curtains shall be included in the sale together with the built-in Induction hob, electric oven and hood, integrated dishwasher and fridge freezer.

## Externally

There is a communal courtyard located to the front of the building incorporating an allocated parking space, secure bike storage and bin store.

## Factors

Factoring is managed by James Gibb, with an approximate annual cost of £1,200 covering buildings insurance, communal electricity and stair cleaning.

## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

Leith and The Shore offer a unique blend of historic charm, contemporary style, and vibrant city living. Once Edinburgh's bustling port, the area has been transformed into one of the city's most desirable neighbourhoods, where quayside bars, Michelin-starred restaurants, independent cafés, and boutique shops sit alongside striking Georgian and Victorian architecture. A wealth of local amenities, leisure opportunities, and cultural attractions are close at hand, from the open green spaces of Leith Links to the scenic Water of Leith Walkway, which connects seamlessly to the city-wide cycle-path network.

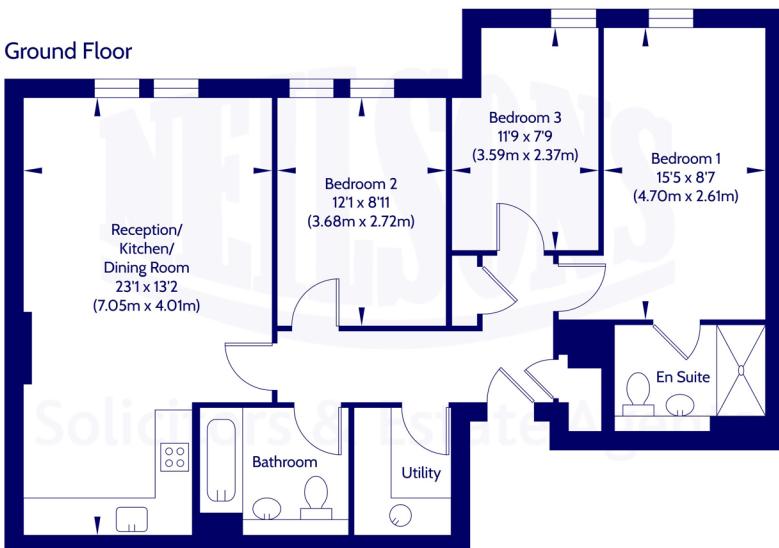
With excellent bus and tram services, there is easy access to the city centre, Edinburgh Airport, and surrounding areas, while the neighbourhood itself retains a distinct almost village-like atmosphere. Leith and The Shore offer a unique combination of cosmopolitan energy, waterside character, and sophisticated Edinburgh living.





Approx. Gross Internal Floor Area 80 Sq M / 862 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

📞 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

