



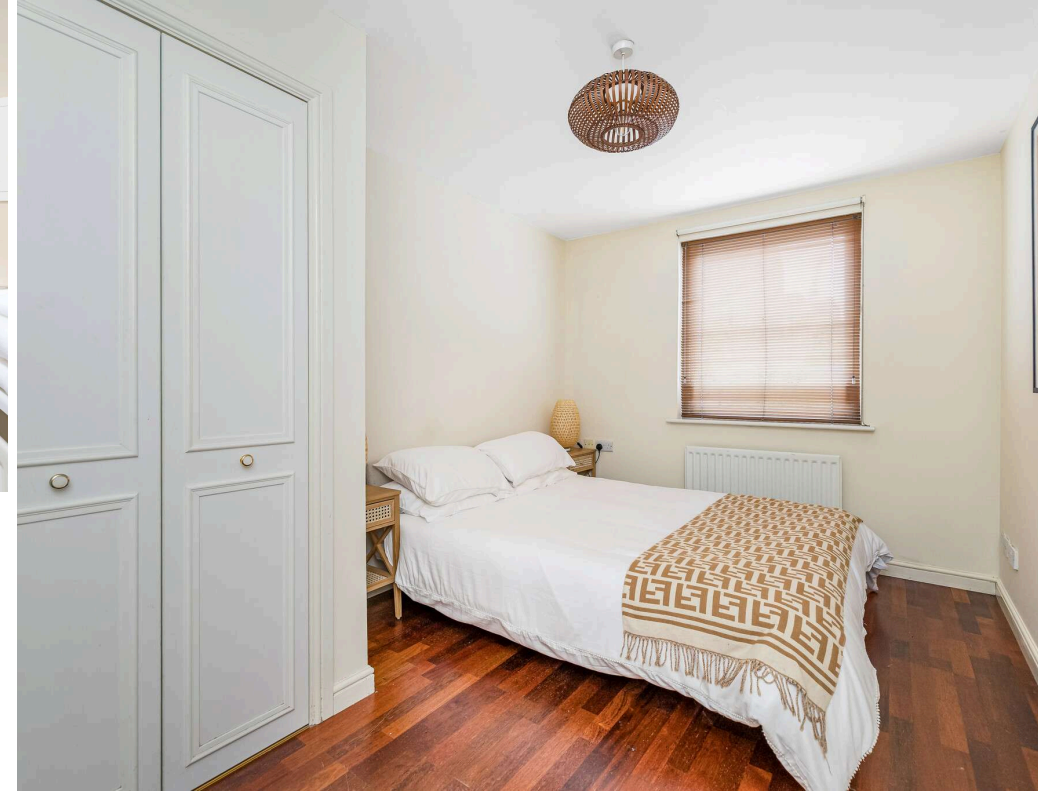


Welcome

Welcome to Mitchell Street, McDougall McQueen are delighted to present to the market this stylish, bright and spacious two bedroom apartment set within an established and contemporary factored development in the highly sought after Shore district, offering an exceptional lifestyle with a host of amenities right on the doorstep. Located just over two miles from the vibrant heart of the capital, this property enjoys a perfect balance of urban convenience and tranquil living. The development is thoughtfully designed with beautifully landscaped communal grounds, creating a peaceful retreat for residents. Additionally, it provides the convenience of private residents' parking, ensuring ease and security for homeowners. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with storage facilities
- Dual aspect living and dining room
- Breakfasting kitchen
- Two bedrooms with built in wardrobes, one with en-suite
- Bathroom comprising WC, wash hand basin bath with shower over
- Gas central heating
- Double glazing
- Resident's parking





Leith

The property is located in the cosmopolitan Shore area of Leith which offers a superb array of bars and restaurants as well as the Ocean Terminal Shopping Centre which houses a multi-screen cinema and a large Pure Gym. 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 Craighentinnny Golf Course. There is a regular bus/tram service to the City Centre and surrounding areas and the city-Bypass is easily accessible with links to Scotland's main motorway network.

Agents notes

The development is factored by Above Board with an approximate annual fee of £720.00 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.

Get in touch

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EH22 1JB

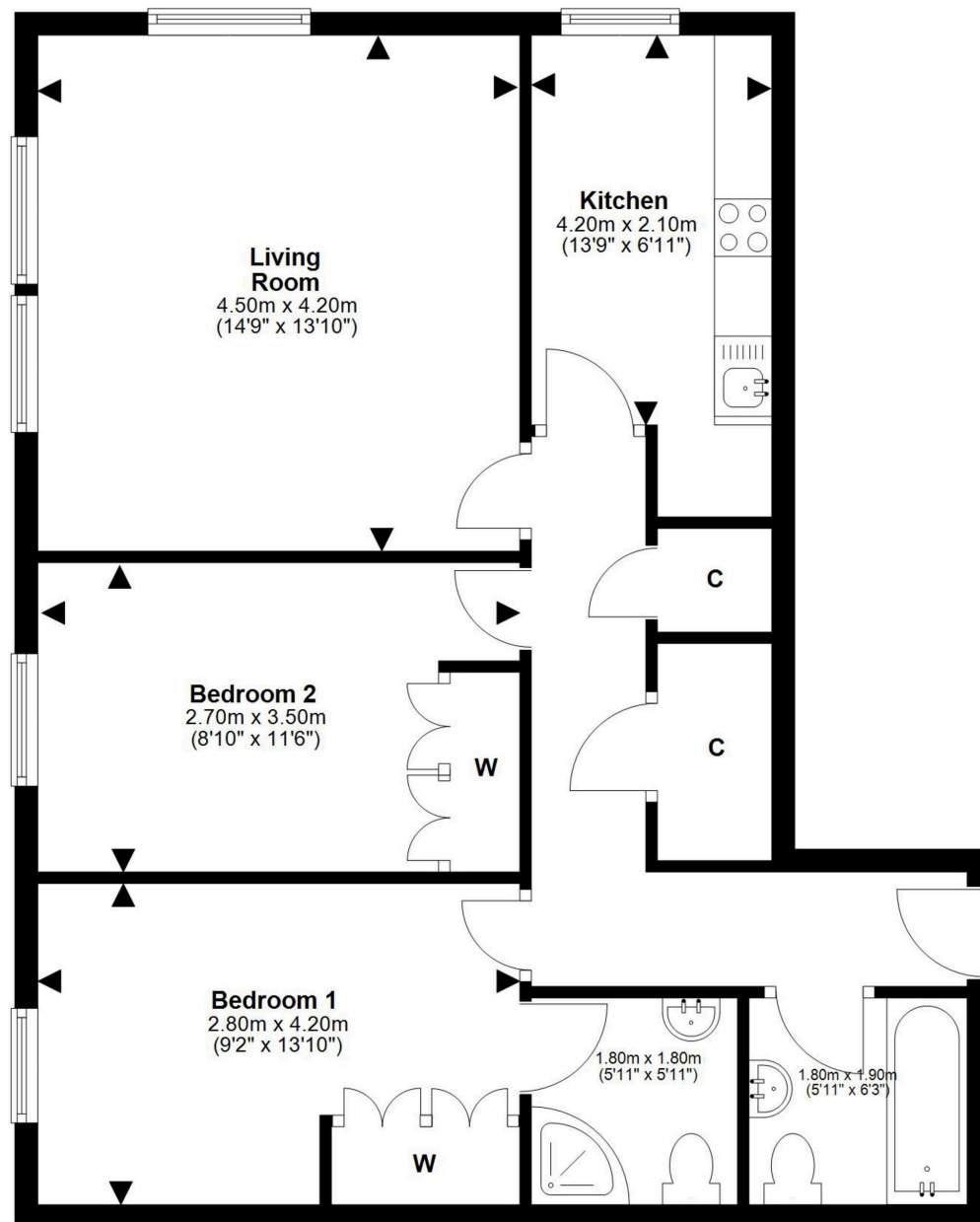
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.