



CLANCYS

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2/5 North Leith Mill,

EDINBURGH, EH6 6JY



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EPC
C



FREEHOLD

Description

Clancy's Solicitors & Estate Agents are delighted to market this charming 3-bedroom second floor flat, forming part of a B-listed former mill building in sought-after Leith. This bright and spacious property would now benefit from cosmetic upgrading works and offers excellent potential to become a lovely home. The accommodation comprises a welcoming entrance hallway, a light and spacious dual aspect living room, a modern fitted kitchen with adequate base and wall mounted units with complimentary worktop surfaces, three bedrooms and bathroom with white suite. This property will appeal to a variety of buyers and viewing is highly recommended.

Location

The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a range of high street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.

Extras

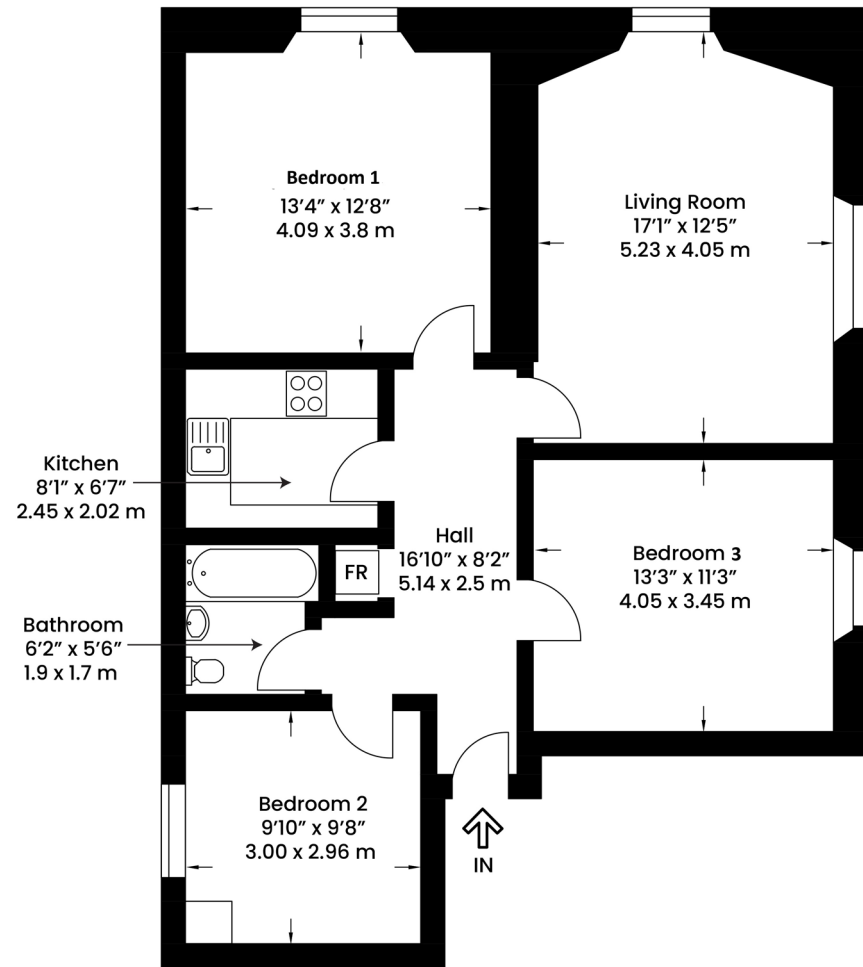
All fitted floor coverings and integrated kitchen appliances.

Features

- Entrance hall
- Living room
- Kitchen
- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Sash & Case windows
- Entryphone system
- Unrestricted on street parking
- EPC rating - C
- Council Tax Band - D
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025



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