



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 7/5 Mitchell Street

'The Shore', Edinburgh EH6 7BD



# 7/5 Mitchell Street

This one bedroom first floor flat lies within walking distance of some of Edinburgh's most exclusive and fashionable restaurants and socialising hotspots. Also benefiting from swift access into the city via a tram stop at the end of the street, the flat offers an ideal home for professionals or those hoping to invest in the rental market. Forming part of a modern development, with residents parking to the rear, the flat boasts immaculate internal accommodation.

Accessed via a secure entry system with lift and stair access, the flat welcomes you into an inviting hallway. Directly ahead lies the well-proportioned reception area, which offers ample space for lounge and dining furniture. Adjacent is a generous kitchen fitted with stylish timber-effect cabinets and comes complete with all appliances, along with a handy store cupboard. Completing the internal accommodation is a good-sized double bedroom, and a tasteful bathroom, featuring an over-bath shower.

## Property Summary

- Situated at 'The Shore' district of Leith
- Modern First floor flat
- Spacious living/dining room
- Generous fitted kitchen with supplementary store cupboard
- Double bedroom
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Private residents parking
- EPC Rating - C | Council Tax Band - C

Home Report Value - £195,000



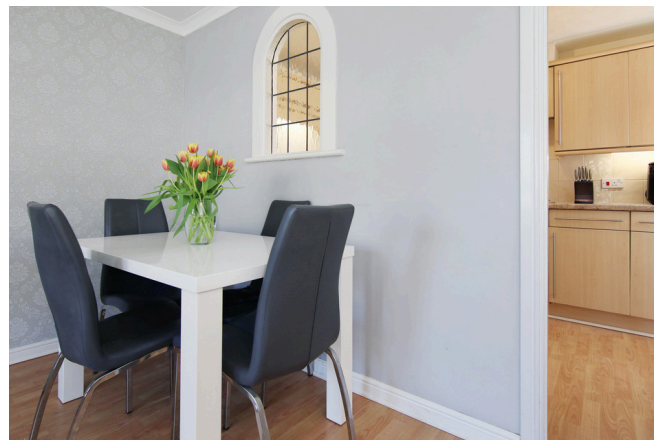








Located next  
to the  
desirable  
'Shore' area  
& Leith Links







Parking: Private residents parking to the rear.

Factors: The property is managed by Above Board with a monthly fee of £150, including general maintenance and cleaning of communal areas and buildings block insurance.

Extras: fitted floors, light fittings, curtains, blinds and all kitchen appliances, to be included in the sale.

Let us help you find your next  
**dream property!**



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP



**CHARTERED FIRM**

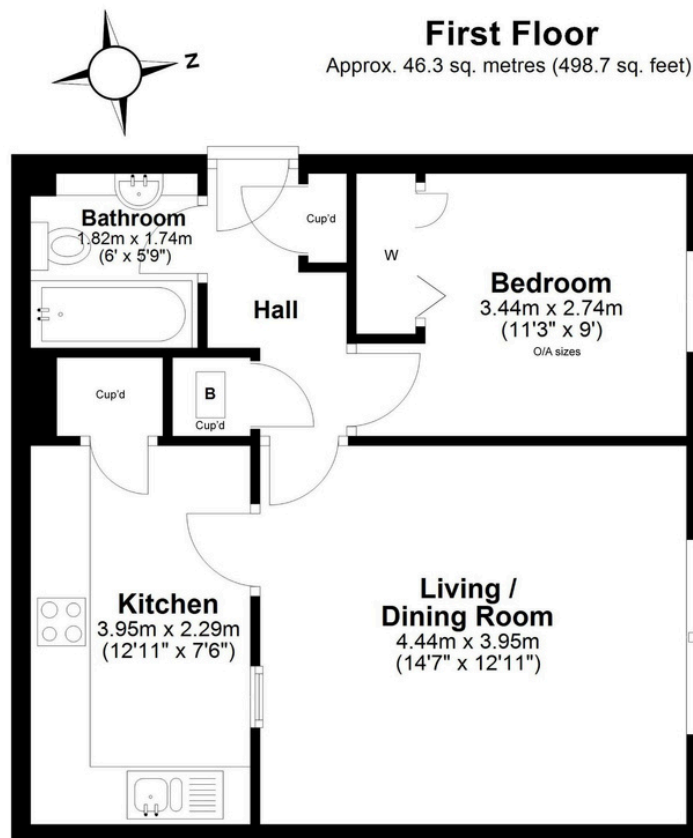
Zoopa.co.uk

rightmove

onTheMarket.com

#### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



## Location



Mitchell Street is situated in the vibrant Shore area of Leith, in the historic port of Leith. A wealth of bars, cafes and Michelin starred restaurants, line the Water of Leith. Nearby is the Ocean Terminal Shopping Centre, offering high street shopping and includes a Pure Gym, Vue Cinema and moored alongside is the famous Royal Yaght Britannia and the head quarters of the Scottish Office. The wide open park of Leith Links, is nearby and a great social hub with local football clubs, children's playground, tennis courts and bowling greens. The old Victoria Baths are close by, now a leisure centre, with swimming pool and fitness centre. The Water of Leith cycle path network is easily accessible with pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas. An excellent number of regular bus routes, service the area, with a tram stop at the end of the street, which will take you through the city centre and then west to the Gyle Business Park and Edinburgh airport.