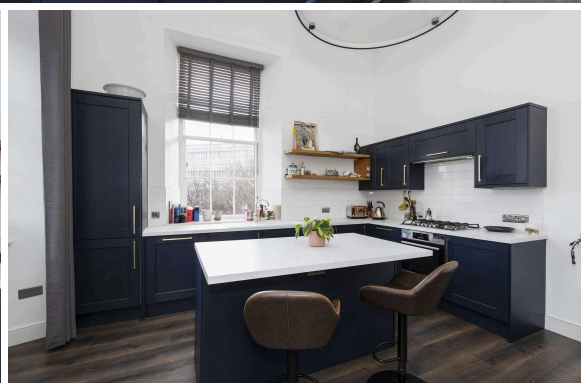




11/5 Mill Lane,
LEITH | EDINBURGH | EH6 6TJ


warners
solicitors & estate agents



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Warners are delighted to present this stunning two-bedroom, first-floor apartment, perfectly situated in the sought-after Shore area of Leith. Impeccably styled and finished to a high standard throughout, this contemporary home offers an exceptional blend of comfort and modern living.

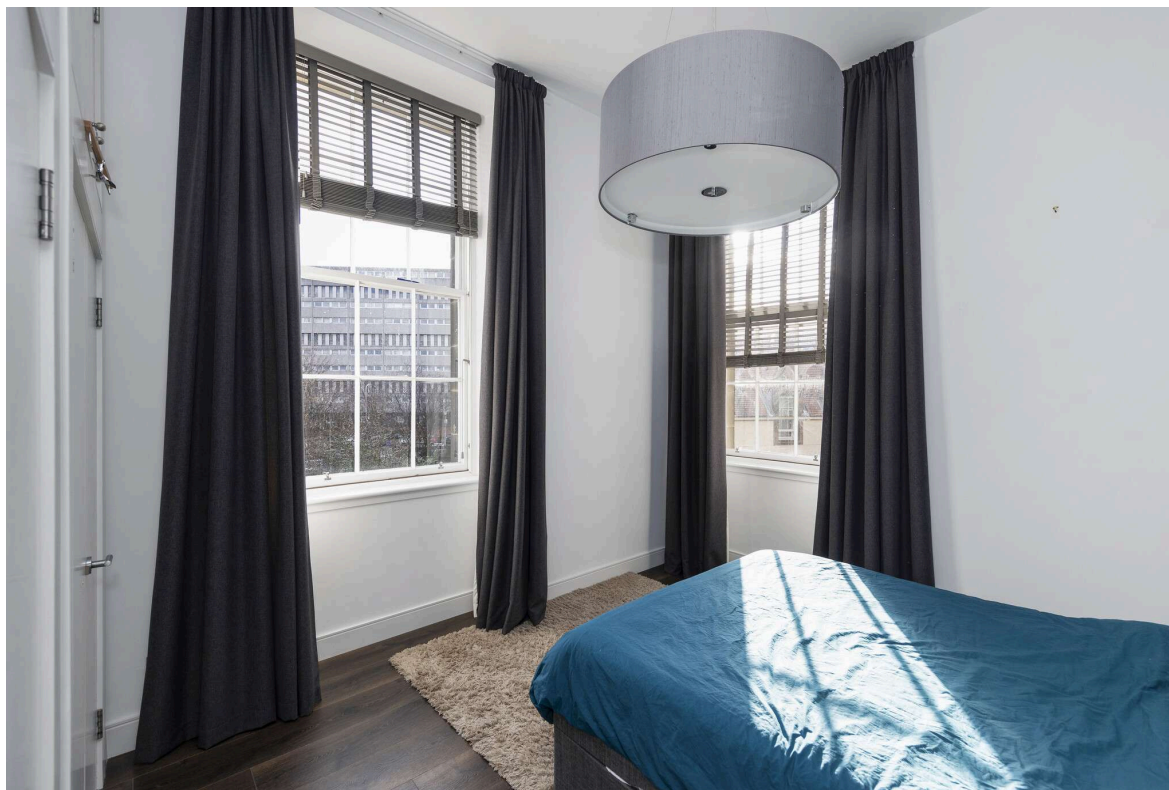
The property is decorated in elegant, neutral tones and features wood flooring throughout. At its heart is a bright and spacious open-plan kitchen, living, and dining area—ideal for both entertaining and unwinding. The sleek, modern kitchen boasts a generous island with breakfast bar seating, ample cupboard and surface space, and high-quality integrated appliances, including a large fridge/freezer, dishwasher, washing machine, gas hob, extractor hood, and electric oven. A separate utility cupboard off the hallway houses a tumble dryer for added convenience.

Both double bedrooms benefit from extensive fitted wardrobes, with the principal bedroom enjoying a dual aspect and a lovely south-westerly outlook. The stylish, fully tiled shower room features a walk-in shower, a wash hand basin with storage beneath, and a WC.

- Prime Shore location – Highly sought-after area in Leith.
- Stylish interior – Contemporary design with wood flooring throughout.
- Spacious open-plan living – Large kitchen island & integrated appliances.
- Well-appointed bedrooms – Both with fitted wardrobes, principal with dual aspect.
- Modern shower room – Walk-in shower & vanity storage.
- Secure & convenient – Private gated parking, secure entry, and communal gardens.

All curtains, blinds, light fixtures, fridge freezer, stove, oven, washing machine, tumble dryer, wine fridge in the kitchen, sofa, standing desk, office chair and the bed included in sale. EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Factoring charges managed by Taylor Martin Property Management Ltd. Approx £516 per quarter.

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. 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. 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.

