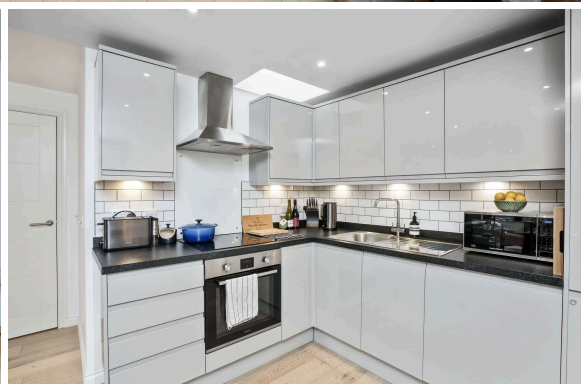




6A/6 Mill Lane
LEITH | EDINBURGH | EH6 6TJ


warner's
solicitors & estate agents



6A/6 Mill Lane

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Nestled on a quiet street moments from the waterfront, excellent amenities and quick transport links is this immaculately presented top floor apartment with an allocated parking space. This historic Victorian building has been seamlessly and sympathetically completely renovated to create a stunning modern, energy efficient home whilst retaining the ornate period character.

The accommodation which is offered to the market in true move-in condition comprises a welcoming entrance hallway with three ample sized storage cupboards, a bright and luxurious open plan lounge/kitchen with twin windows, generous dining space and exquisite kitchen units, a master bedroom with elegant en-suite shower room, two further well-proportioned double bedrooms, a useful utility room and the flat is completed by a stylish main bathroom with shower over bath.

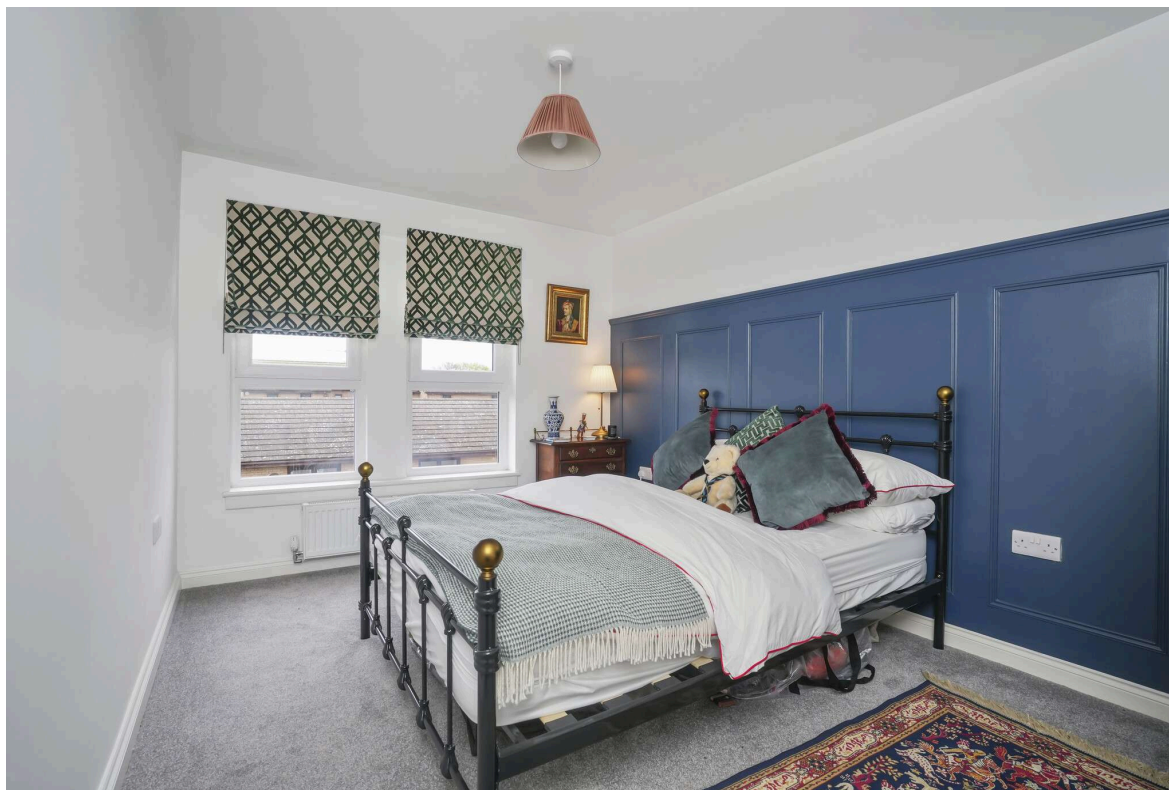
- Heart of Leith and The Shore one of the city's most sought-after areas.
- Historic building renovated to a high-spec modern standard.
- Welcoming hallway with storage.
- Bright open plan lounge/kitchen
- Three double bedrooms
- Two bathrooms and a utility room
- Allocated parking space with ability for EV charging facilities.

EPC C, Council tax D. James Gibb manages factor and costs around £85 per month and this covers building insurance, electricity for hall and cleaning of the hallway

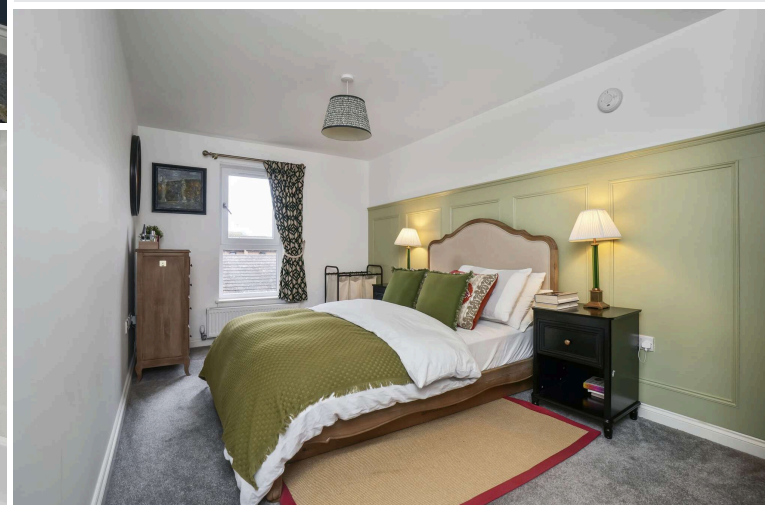
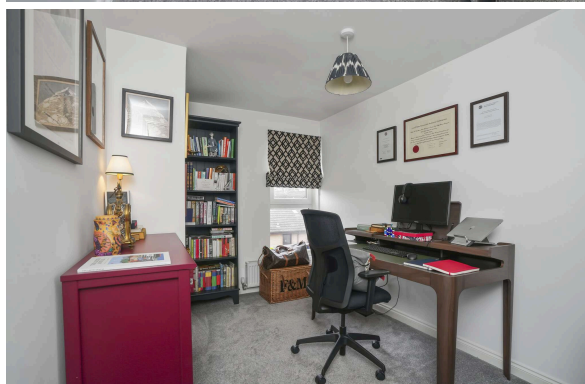
Extras included in this sale are the fridge freezer, oven and extractor fan.

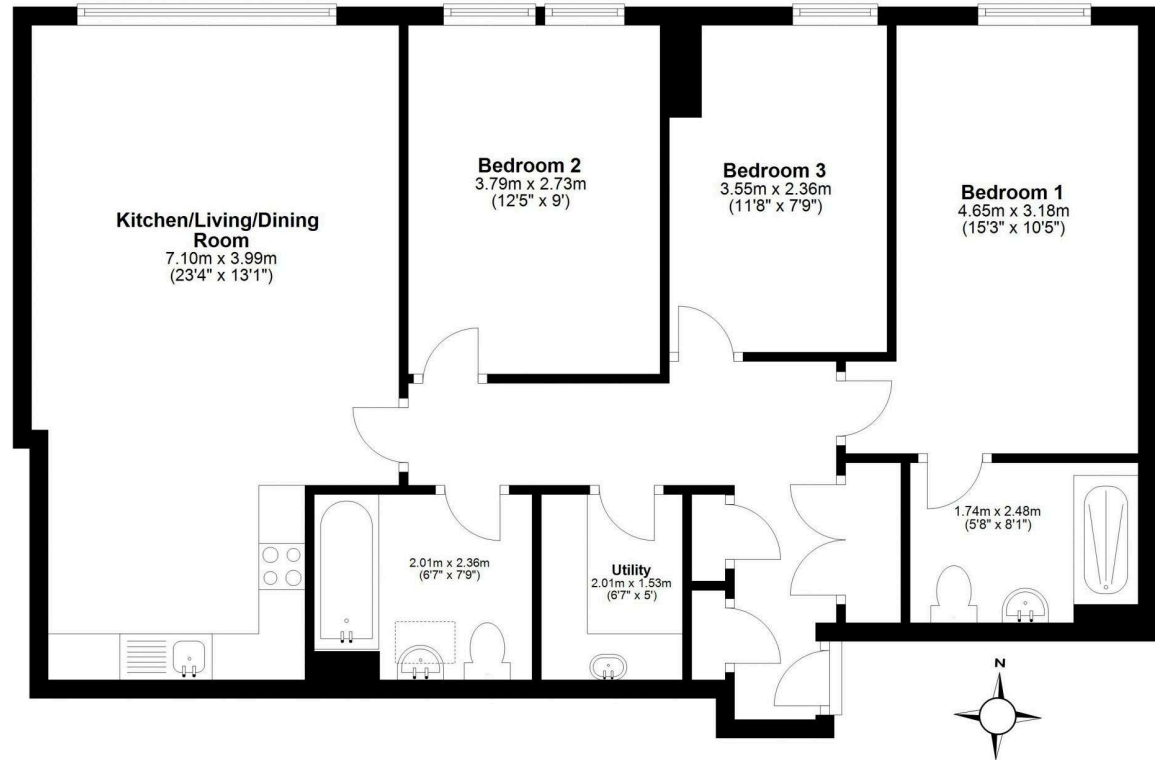
Washing machine and tumble dryer may be available by separate negotiation.

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



The vibrant and cosmopolitan area of Leith and The Shore is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy caf s, 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. 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.





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