



6A/Flat 3 Mill Lane  
LEITH | EDINBURGH | EH6.6TJ

  
**warner's**  
solicitors & estate agents





## 6A/FLAT 3 Mill Lane

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Warners are delighted to present this beautifully finished ground-floor apartment, quietly tucked away on a charming street just moments from the waterfront at The Shore. Enjoying excellent local amenities and efficient transport links, this home also benefits from an allocated parking space.

Set within a historic Victorian building, the property has been thoughtfully and sympathetically renovated throughout. The result is a stunning, energy-efficient home that blends contemporary comfort with the elegance of original period features.

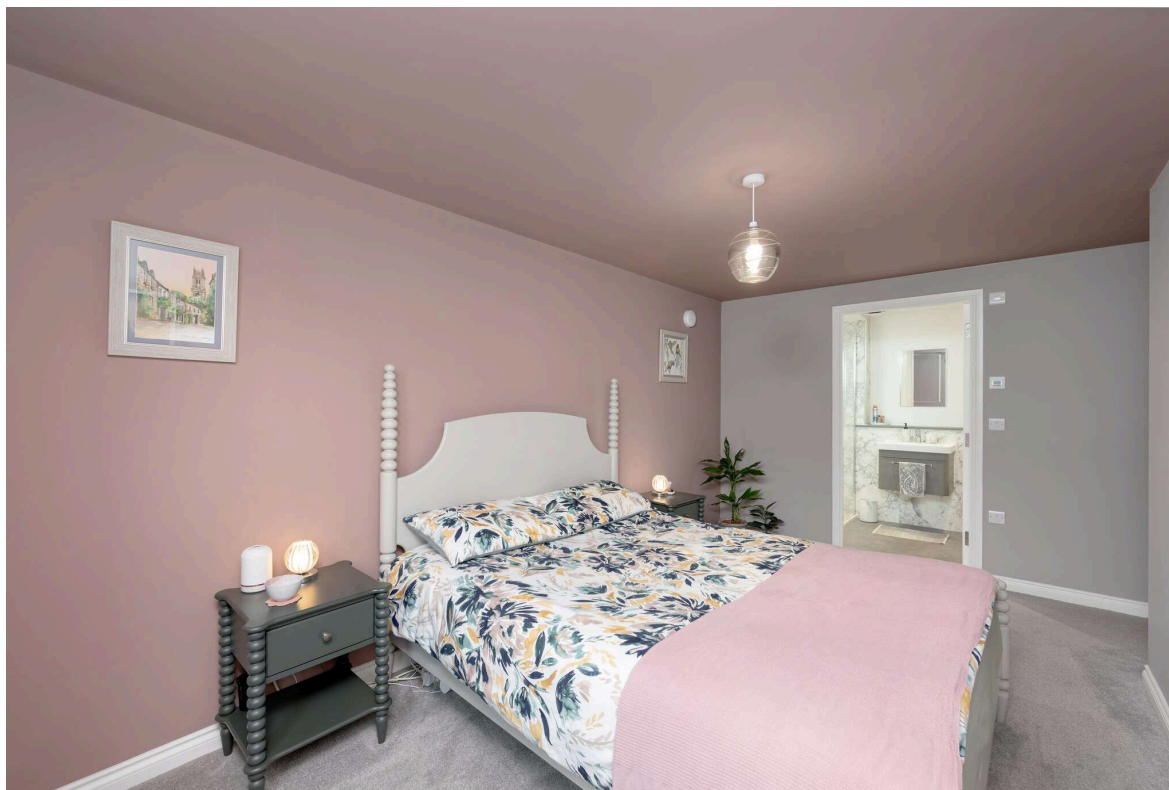
Offered to the market in true move-in condition, the spacious accommodation comprises: a welcoming entrance hallway with two generous storage cupboards, a bright and airy open-plan lounge/kitchen with twin windows, ample dining space, and a sleek modern kitchen. The principal bedroom boasts a stylish en-suite shower room, while two further well-proportioned double bedrooms provide flexible living options. A practical utility room adds convenience, and the home is completed by a beautifully appointed main bathroom with shower-over-bath.

- Quiet ground-floor setting near the waterfront
- Allocated parking included
- Fully renovated Victorian building
- Bright open-plan lounge/kitchen
- Three double bedrooms, master en-suite
- Move-in ready with ample storage
- Both bathrooms equipped with underfloor heating

Fridge freezer, dishwasher, oven and hob included in sale. Curtains and other items may be available by separate negotiation. EPC Rating B.

Factoring charges covered by James Gibb annual cost is approximately £1,200 and covers communal electricity bill, communal stair cleaning contract and buildings insurance.

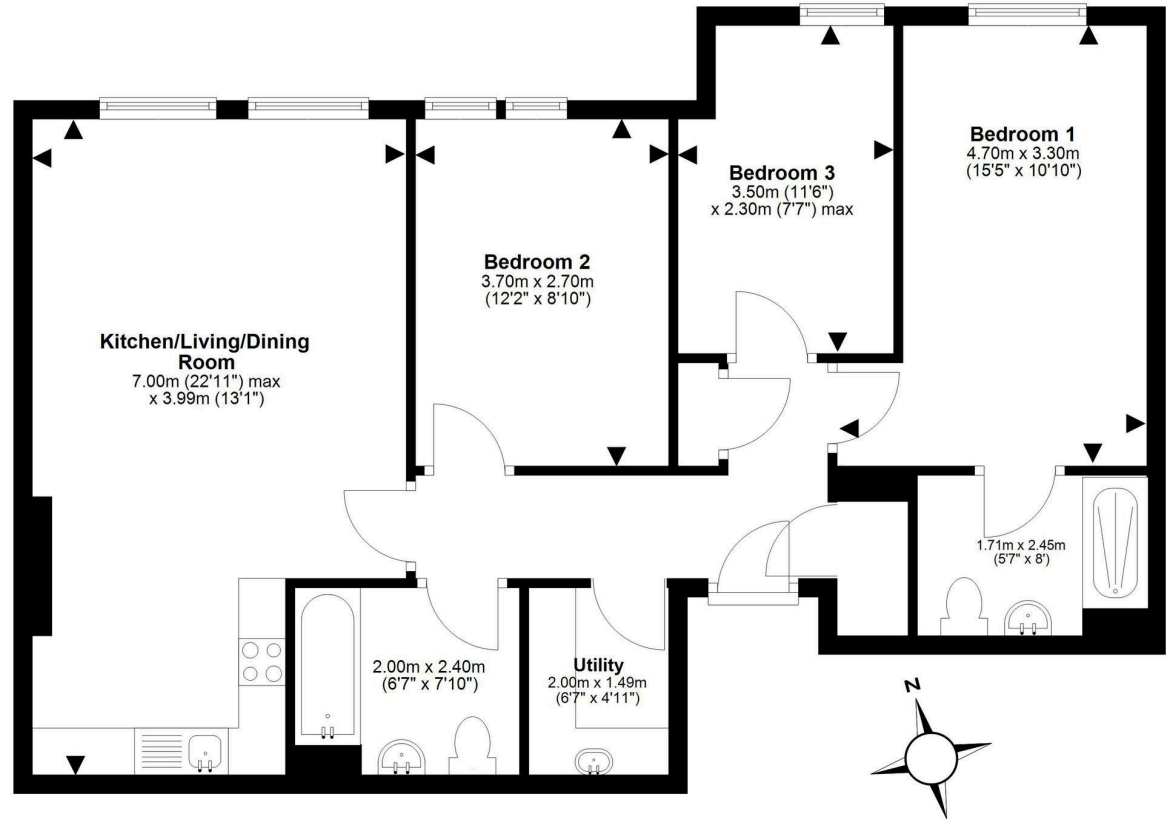
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



In 2023 Time Out listed Leith as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets and there are outstanding retail and food outlets at the nearby St James Quarter. 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 multiscreen 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. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. It benefits from an excellent public transport system with 24-hour buses and tramline.







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.