



11/1 Mitchell Street
LEITH | EDINBURGH | EH6 7BD

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Well-presented ground floor two-bedroom flat situated in an attractive modern development located in the popular Shore area of Edinburgh. This stylish property is offered in move in condition and would make an excellent home in a sought-after area. The property comprises a bright and spacious living room with attractive twin windows that let in an abundance of natural light and a fully fitted kitchen that currently comprises a gas hob, oven and fan, dishwasher, washing machine/dryer combined, fridge/freezer, dining area and the boiler cupboard. There are two well-proportioned double bedrooms both benefitting from built in storage, one with an en-suite shower room and the hall has two useful storage cupboards and secure entry. Completing the accommodation is the bathroom with a shower over the bath. The property also benefits from double glazing, gas central heating and a residents car park. The Shore tram stop is also only a minute walk away. Early viewing is highly recommended.

- Entrance hall
- Bright and Spacious living room
- Fully fitted Kitchen
- Two well-proportioned double bedrooms with built in storage
- Bathroom with shower over the bath
- Ample storage
- Double glazing and Gas Central Heating
- Residents parking

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





The highly fashionable and vibrant Shore district of Edinburgh is located approximately three miles north of the city centre. Over recent years the area has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring the district also boasts no fewer than three Michelin-starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal which also includes a multi-screen cinema. A 24 hour Asda supermarket is a little further east within neighbouring Newhaven whilst a new Aldi supermarket has just recently opened on Commercial Street itself. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.

Energy rating C, Council tax band D, Factor is managed by Above Board Homes and costs around £95 per quarter.

Extras included in this sale will be blinds, curtain rails, fridge freezer, dishwasher and washing machine/drier combined.



