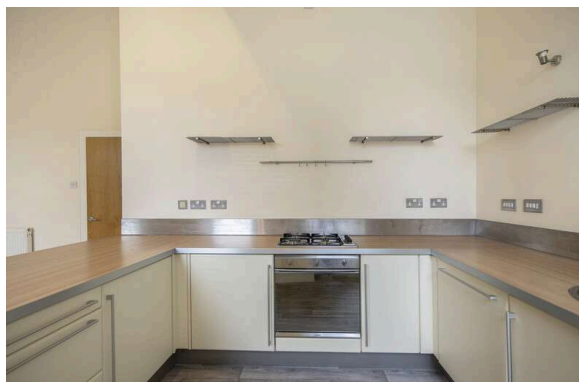




19/4 Mill Lane  
LEITH | EDINBURGH | EH6 6TJ

  
**warners**  
solicitors & estate agents



## 19/4 Mill Lane

LEITH | EDINBURGH | EH6 6TJ

Welcome to this exquisite modern flat nestled within the walls of the Memorial Wing of the former Leith Hospital Building, meticulously transformed into a bespoke, high-end conversion. As you step through the entrance, you're greeted by an ambience that seamlessly marries history with contemporary elegance.

The heart of this flat is its bright and spacious open-plan living room, where natural light floods in through three large windows, illuminating every corner. The design ethos here is one of comfort and sophistication, with carefully chosen furnishings and tasteful decor creating an inviting atmosphere for relaxation or entertainment. Adjacent to the living area lies the contemporary kitchen, equipped with modern appliances and sleek countertops.

The flat features two double bedrooms, each offering a haven of tranquillity and comfort. Both bedrooms are adorned with twin windows, allowing ample natural light to filter through. The master bedroom boasts a modern en-suite shower room, exuding luxury and convenience. For guests or family members, the second bedroom provides ample storage & space as well as comfort, ensuring a restful night's sleep.

Completing the accommodation is a family bathroom, featuring contemporary fixtures and a shower over the bath. This space combines functionality with style, offering a place of rejuvenation after a long day.

Throughout the flat, attention to detail is evident, from the quality of materials used to the seamless integration of modern amenities within the historic framework of the building. Every aspect has been carefully curated to elevate the living experience, in brief the property comprises -

- Welcoming hall with storage, including loft space.
- Open plan living room with modern kitchen.
- Two bright and spacious double bedrooms.
- Modern en-suite shower room and family bathroom with shower over bath.
- Gas central heating and slimline double glazing.
- Communal garden & storage cellar for bikes, etc.
- Access controlled private car park with allocated parking space.

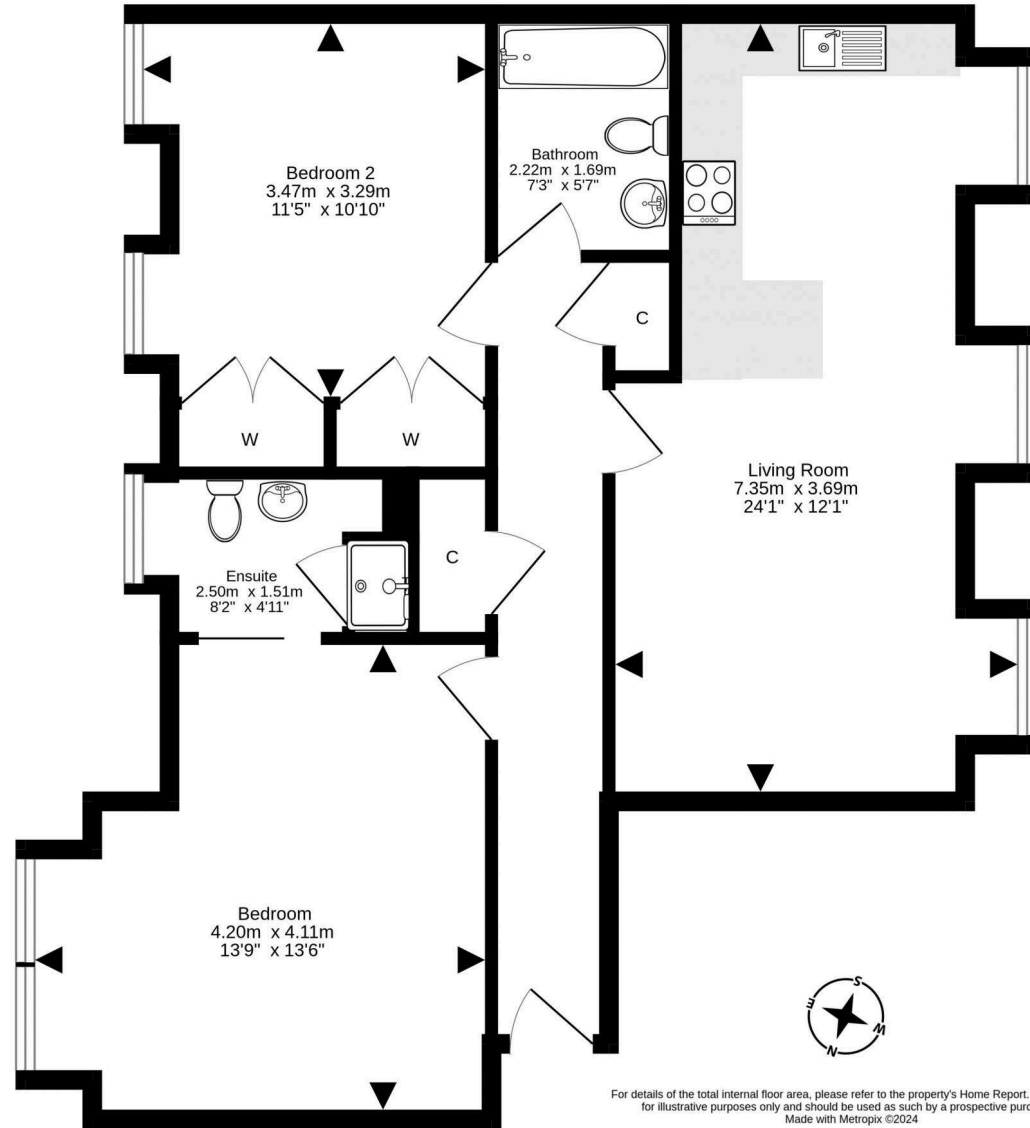
Included in the sale is the washing machine and all the blinds in the property. EPC rating is C.

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



The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, 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, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. 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 property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024