

campbell
smith

4/9 West Mill Bank,
EDINBURGH,
EH13 0QT



- Generous second floor flat forming part of popular development on the banks of the Water of Leith
- Lovely communal grounds
- Factored by Charles White
- Entryphone & lift
- Spacious & welcoming hall
- Dual aspect sitting/dining room with Juliette balcony
- Breakfasting kitchen
- Master bedroom with en suite shower room
- 2 further double bedrooms
- Bathroom a shower over the bath
- GCH/DG
- Communal bicycle store
- Secure designated underground parking space

Offers over : £410,000

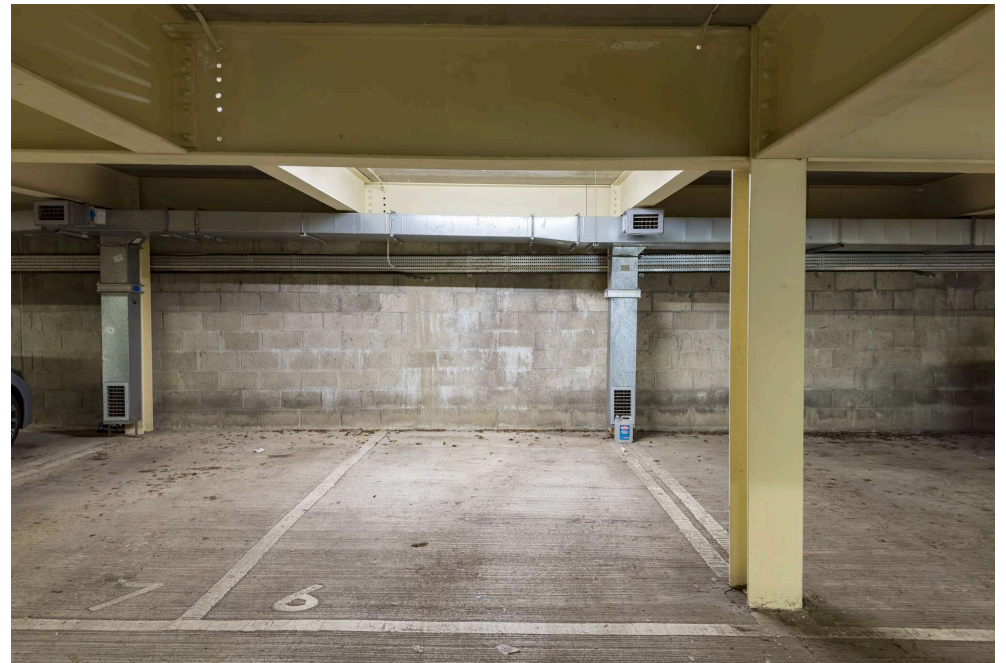
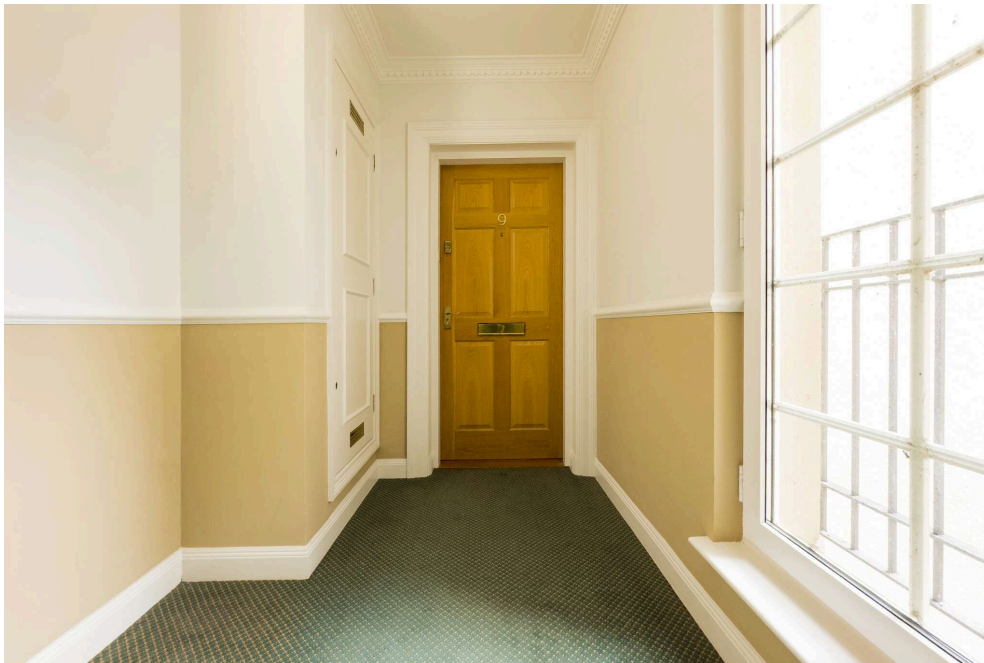








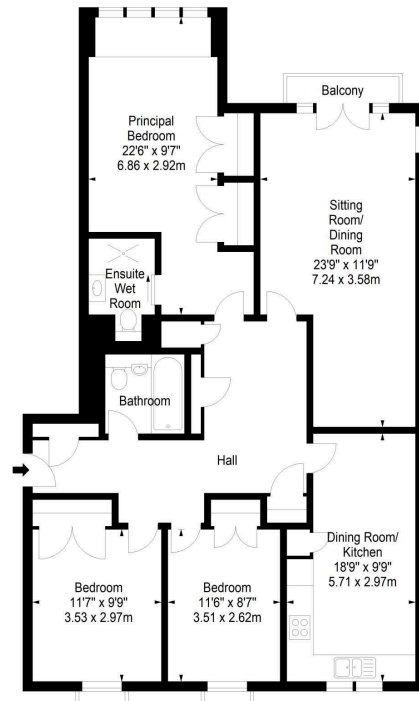




West Mill Bank,
Edinburgh,
Midlothian, EH13 0QT



Approx. Gross Internal Area
1205 Sq Ft - 111.94 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Second Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

The fitted carpets, curtains, blinds & white goods are included. No warranty is given regarding the services, systems or any appliances



Buses

Woodhall Road - 16, NI6, Colinton Road - 18, 45



Shops

Colinton Village, Tesco at Colinton Mains, ALDI at Oxfangs, Morrisons at Hunters Tryst



Schools

Bonaly PS, St Mark's RC PS, Firrhill HS, St Thomas of Aquin's RC HS



Parking

Secure designated underground parking space



Council Tax Band - G



EPC - C



Factor

Charles White. 01/05/25 to 30/04/26
£1,402.02 plus £468.72 for block buildings insurance



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.