



16/2 Mill Lane  
LEITH | EDINBURGH | EH6 6TJ

  
**warners**  
solicitors & estate agents



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Warners are delighted to present this impressive first-floor flat, ideally situated in the vibrant and cosmopolitan district of The Shore. Beautifully presented throughout, this contemporary home offers a superb blend of style, space, and practicality, making it an ideal choice for professionals, first-time buyers, or investors alike.

The property is characterised by its generous proportions and high ceilings, creating a bright and airy atmosphere throughout. Access is via a secure entry system, with the added benefit of private residents' parking set behind a security gate, as well as well-maintained communal grounds.

Internally, the accommodation comprises a welcoming entrance hall with an entry phone system. The spacious dual-aspect living room is flooded with natural light and offers ample space for both relaxing and dining. The modern fitted kitchen is well-equipped with a range of wall and base units, complemented by integrated appliances for a sleek and functional finish.

The principal bedroom is a generously sized double, complete with built-in wardrobes and a stylish en-suite shower room. A second double bedroom also benefits from built-in storage, making it ideal for guests, family, or home working. The accommodation is completed by a contemporary family bathroom featuring a white three-piece suite and a heated towel rail.

Externally, the property enjoys an allocated parking space within the secure residents' car park, alongside access to attractive and well-kept communal gardens. Additional on-street parking is available in the surrounding area.

Early viewing is highly recommended to fully appreciate the quality, space, and sought-after location this excellent property has to offer.

- Prime location in the vibrant and cosmopolitan Shore area
- Bright, spacious first-floor flat with high ceilings
- Dual-aspect living room with excellent natural light
- Two double bedrooms, including principal with en-suite
- Secure gated residents' parking with allocated space
- Well-maintained communal grounds and additional on-street parking
- Energy Rating C. Council Tax band D.



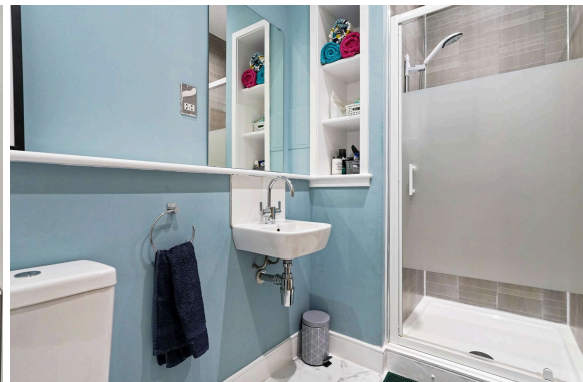
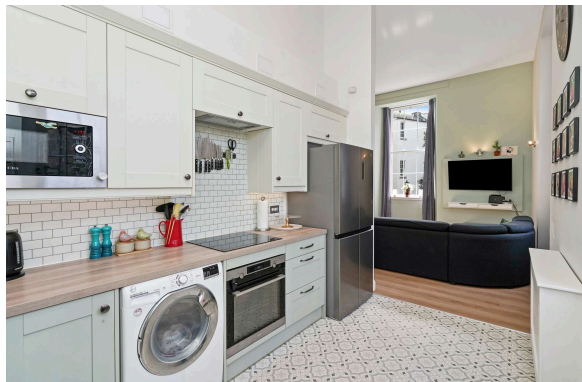
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

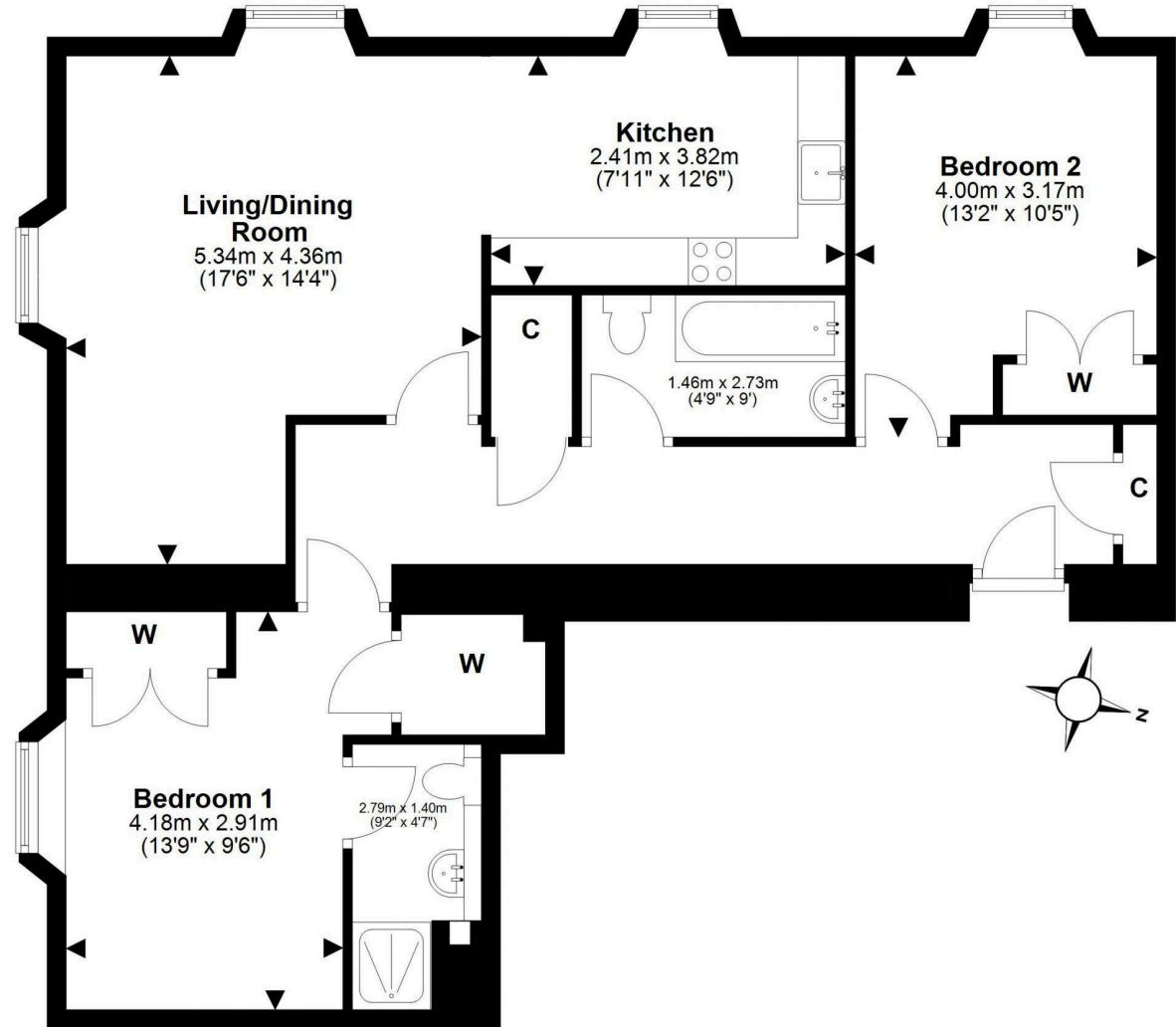


All blinds, curtains, washing machine, dishwasher, fridge freezer, oven and hob will be included in the sale.

Factor fees approx £120 per month.

The vibrant area of Leith is highly sought after - in 2023 Time Out listed it 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. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. 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 space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.





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.