



Flat 5, 6A Mill Lane
Leith, Edinburgh
EH6 6TJ



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Summary

Set on the top floor of a recently converted Victorian building, this stylish two-bedroom flat enjoys a bright, south-facing aspect, sociable open-plan living, and convenient residents' parking. The interiors are finished in understated contemporary tones and benefit from airy high ceilings which, together with classic twelve-pane windows, create a wonderful sense of space and natural light throughout the home. The location promises the very best of city living, just a short walk from the tranquillity of the Water of Leith and nearby parks, as well as the vibrant bars, cafés, and restaurants of the fashionable Shore. A wide range of local amenities is also close at hand, including airport tram connections and frequent day-and-night bus services.

Features

- Attractive city location within the Leith Conservation Area
- Recently converted Victorian C-listed building
- Spacious top-floor flat with a bright, south-facing aspect
- Communal stairwell with secure entry system
- Inviting entrance hall with excellent storage
- Open-plan, split-level living/dining room and integrated kitchen with breakfast area
- Practical utility room off the kitchen
- Two double bedrooms
- Stylish bathroom with shower over bath
- Convenient residents' parking
- Nearby green spaces for outdoor recreation
- Gas central heating and double glazing

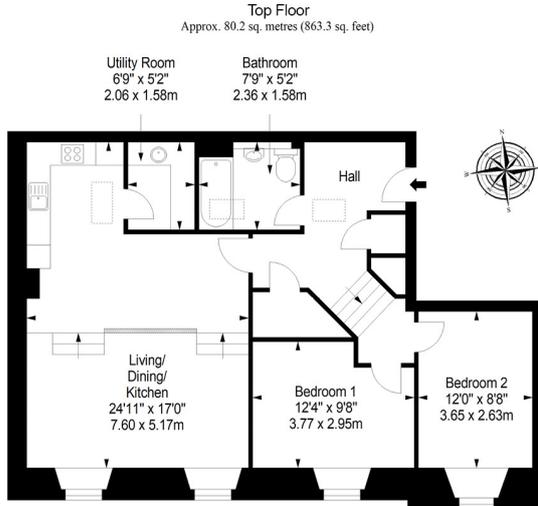








Floorplan



Total area: approx. 80.2 sq. metres (863.3 sq. feet)

EPC Rating - B | Council tax band - D | Home report Value - £350,000

Extras: All fitted floor and window coverings, and light fittings, are included in the sale.
Factor: : The factor is managed by James Gibb at an approximate monthly cost of £100.

Price & Viewings

Please refer to our website
www.watermans.co.uk

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espc
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