



Solicitors & Estate Agents



Offers Over
£190,000

7/13 Mitchell Street

The Shore | Edinburgh | EH6 7BD

Neilsons are delighted to present to the market this beautifully presented third floor apartment, forming part of a modern development in a highly sought-after Shore area of Leith and enjoys an enviable position in the capital, set within easy walking distance of superb transport links, including the new tramline extension to the airport, and outstanding amenities, including the award-winning restaurants of The Shore.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Lift Access
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - C



Description

Presented in true move-in condition, the accommodation comprises a secure entry system, with both lift and stair access to all floors. A welcoming entrance hallway provides useful built-in storage, while the bright and spacious living/dining room offers a comfortable and versatile living space. The fitted kitchen is well appointed with a range of base and wall-mounted units, complemented by a practical pantry cupboard. The generous double bedroom benefits from fitted wardrobes, providing excellent storage, and is served by a contemporary shower room. Further advantages include gas central heating and double glazing throughout, ensuring comfort and energy efficiency year-round.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, fridge/freezer and washing machine.

Gardens, Parking & Factor

The property benefits from a private residents car park in which a permit is required. There is also visitors permit parking via a QR code. The development is well maintained and features well appointed communal green spaces and mature trees and shrubbery. Within the block is a safe and secure bike store with wall mounted brackets. The development is factored by Above Board at an approximate costing of £80 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





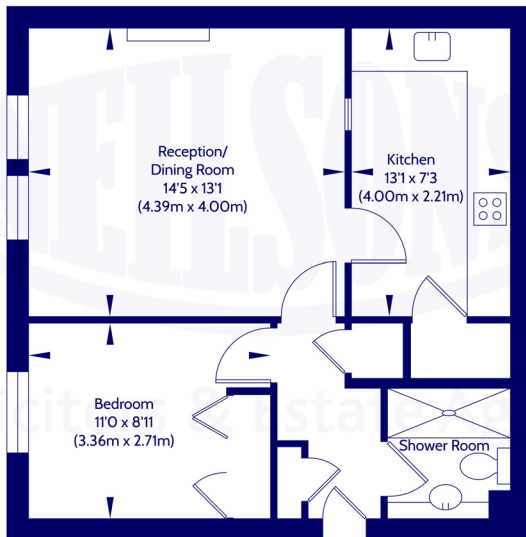
Location

The property is located in the cosmopolitan Shore area which offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses a number of high street stores, a multi-screen cinema and a large Pure Gym. There are excellent public transport links to the City Centre and surrounding areas and many of the Capital's renowned restaurants, bars, art galleries and attractions are close at hand. There are a fantastic range of leisure opportunities in the surrounding area including the marvelous Leith Links, Holyrood Park, Arthurs Seat and Craiginny Golf Course.





Approx. Gross Internal Floor Area 46 Sq M / 490 Sq Ft.
3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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