



CLANCYS

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45/4 Mitchell Street,

Edinburgh, EH6 7BD



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2



1



EPC
C



FREEHOLD

Description

An excellent opportunity has arisen to acquire a quarter share of 45/4 Mitchell Street which is a spacious two-bedroom first floor flat with private residents parking situated in the popular Shore and neighbouring Leith area. The location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas. The accommodation comprises an entrance hall, living/dining room, fitted kitchen, two bedrooms and bathroom. The property further benefits from gas central heating, double glazing, access to a communal garden and there is private unallocated residents parking to the rear. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property.

Location

The Shore is a sought-after and fashionable district approximately 2 miles north of the city centre and is recognised for its unique, historic setting on the Water of Leith. This vibrant area has seen a program of extensive regeneration of historic dockside properties and converted warehouses and is well served by recreational and leisure facilities including wine bars, cafés, delis, and first-class restaurants (including 3 Michelin-starred). Everyday shopping is within walking distance including a large Aldi, with more extensive shopping at Newhaven with a 24hr Asda supermarket and Ocean Terminal Leisure Complex with restaurants, cafés, high street shops, Pure gym, and a multi-screen cinema. David Lloyd Gym and Newhaven Harbour, which boasts stunning views onto the Firth of Forth and beyond, the Water of Leith Walkway and Cycle Path are also in the vicinity. Nearby tram and bus services run to the city centre and beyond, with a tram stop virtually on the doorstep. Links to the City Bypass and major motorway networks west towards Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing, and via Seafield Road east towards Portobello, East Lothian, and the A1.

Share ownership application

Potential purchasers will need to complete a Shared Ownership application and be approved as a shared owner with Link. The application form can be completed using the following link:

https://linkhousing.cloud.jadu.net/forms/form/238/en/shared_ownership_application_form

Further information on Shared Ownership can be found using the following link:

<https://linkhousing.org.uk/sharedownership>

Extras

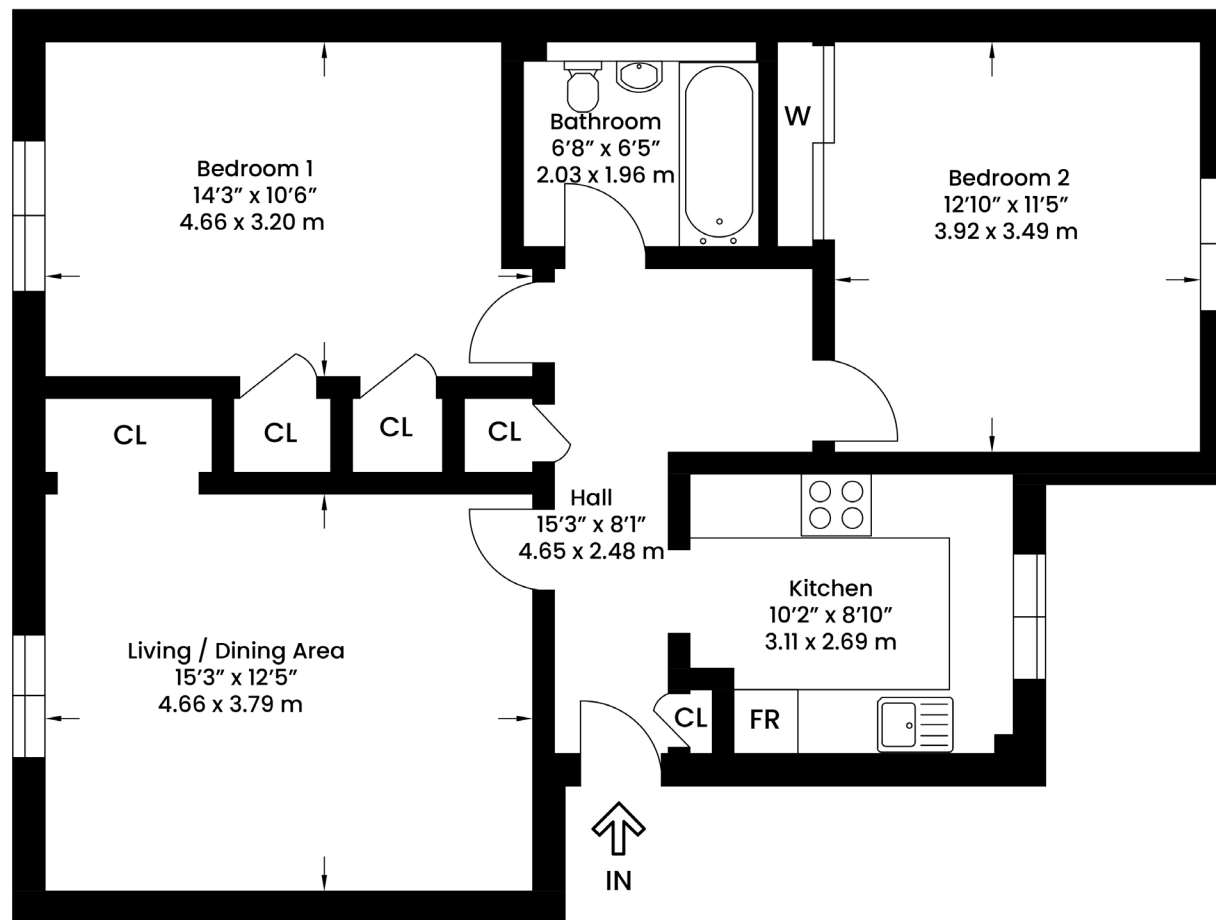
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for appliances.

Features

- Entrance hall
- Living/Dining room
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Communal garden
- Private unallocated residents parking
- EPC rating - TBC
- Council Tax Band – C
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.