



Flat 2, 6b Mill Lane, Leith, Edinburgh, EH6 6TJ

Light & Tastefully Presented One-Bedroom, Ground-Floor Duplex Flat

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Property Description

Light and tastefully presented, one-bedroom, ground-floor duplex flat, forming part of a desirable converted period building. Located close to the waterside, in the heart of the fashionable Shore area of Leith, north of Edinburgh city centre.

Comprises a hall, open-plan living/dining and kitchen, double bedrooms, and a shower room.

There is an allocated parking space to the front, a video entry system and well-maintained communal halls.

With a bespoke design highlighting a double-height lounge space with a mezzanine above, a metal staircase, and quality Kahrs flooring. Further highlights include a fitted kitchen with appliances, a stylish bathroom, and electric central heating.

A bright and welcoming entrance leads into the property, where the open-plan kitchen, dining, and living area creates a connected feel. Both areas are finished with engineered wood flooring and benefit from a large window that floods the space with natural light. The kitchen features granite-effect countertops, ample storage, a sink with a drainer, an integrated oven and an electric hob with a canopy extractor above, as well as a washing machine and fridge freezer.

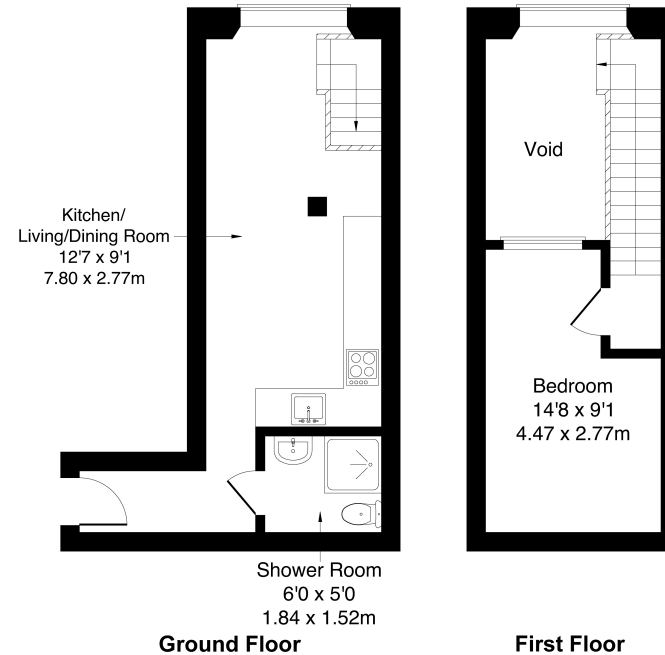
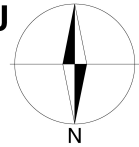
Upstairs, the generous bedroom is carpeted and neutrally decorated, offering plenty of room for standalone furniture. Completing the home is a downstairs shower room fitted with a three-piece suite, including a shower cubicle.

Furniture is also available for inclusion in the sale via negotiation.



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Approximate Gross Internal Area: (388 sq ft - 36 sq m.) excluding void



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Leith is a vibrant and historic port district of Edinburgh, known for its maritime heritage and dynamic city atmosphere, offering a diverse range of boutique shops, artisan cafés, lively bars, restaurants, and supermarkets throughout. The nearby Shore boasts a cosmopolitan selection of bars, bistros, and Michelin-starred dining, while Ocean Terminal, the Omni Centre, and the recently redeveloped St James Quarter provide

an array of high-street stores, eateries, gyms, and multi-screen cinemas. Green spaces are abundant, with Leith Links, Pilrig Park, and the scenic Water of Leith Walkway all within easy reach. Well connected by road via the A199 and A900, Leith also enjoys excellent public transport links, including regular bus services along Leith Walk and the new tram extension linking Edinburgh Airport to Newhaven.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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