



Estate Agents and Solicitors

16/7, Mill Lane, Leith, Edinburgh, EH6 6TJ

Beautifully-Presented & Spacious Two Bedroom, Top (Second) Floor Flat

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Property Description

Beautifully-presented and spacious, two bedroom, top (second) floor apartment, forming part of a high-end, bespoke conversion of the former Leith Hospital. This modern and factored development is conveniently located in the vibrant Leith area, north of Edinburgh city centre.

Comprises: an entrance hall, lower hallway, open plan living/dining room and kitchen, two double bedrooms, an en-suite shower room, and a bathroom.

Highlights include tall ceilings and generous room sizes, light neutral decor and contemporary lighting throughout, and a modern fitted kitchen with appliances. In addition, there is gas central heating, tall original windows with secondary glazing, and excellent storage provision including bedroom wardrobes and a utility/storeroom.

The development offers a secure video entry system, an allocated parking space, visitor spaces, well-maintained communal areas with bike storage, and a communal garden.

A generous reception hall features ample space for outerwear and additional storage, and includes carpeted flooring and a skylight window. A set of stairs with LED feature lights leads down to the main hallway which gives further access throughout, including to two store cupboards and the utility cupboard housing a washing machine.

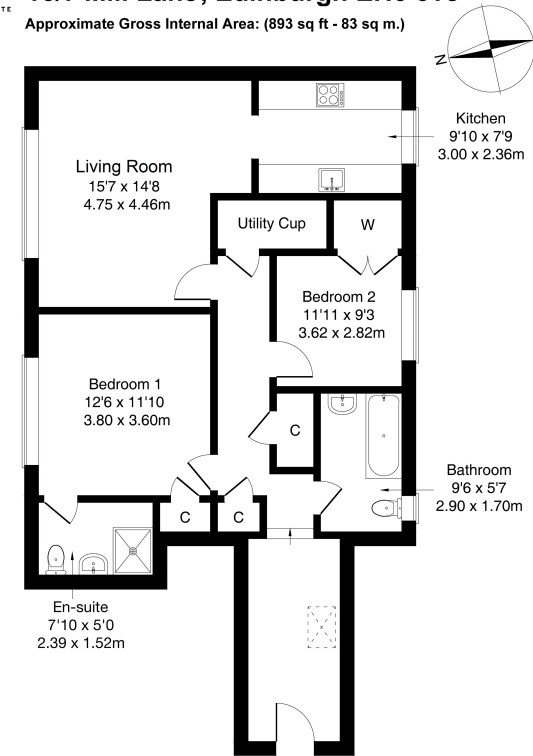
The bright and spacious living room offers room for both lounge and dining furniture, and features ceiling and wall-mounted spot lighting, carpeted flooring and is open to the kitchen. Fitted with contemporary units and worktops, the kitchen also includes a tiled surround, stainless steel upstands, and a fridge, an integrated dishwasher, oven, and gas hob.

The generous master bedroom is set to the front, with a built-in wardrobe, carpeted flooring, recessed spot lighting and a modern en-suite shower room. A second spacious double bedroom is rear-facing and also features built-in storage, carpeted flooring and ample room for freestanding storage. Set off the hall, the bathroom has a rear-facing window and is fitted with a modern suite including a mains shower over the bath and tiled splash walls.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (893 sq ft - 83 sq m.)



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 renowned and historic port area of Edinburgh, and is a vibrant city location with a mix of traditional and modern residential properties. A high amenity area, there is extensive convenience and specialist shopping, with a new ALDI on Commercial Street Tesco superstore on Duke Street, Lidl on Easter Road, and an ASDA at Sandpiper Drive. The Shore area also offers a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst the Ocean Terminal complex

has many high-street names, restaurants, a Marks & Spencer Foodhall, gym, and a multi-screen cinema. There are numerous public parks and squares, including the expansive Leith Links and The Water of Leith Walkway. There are many frequent bus services, and the area is well-served by a number of primary schools, with secondary schooling at Leith Academy, just south of Leith Links.





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