



7/14 Mitchell Street
Leith, Edinburgh
EH6 7BD



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Please contact us for
more information:

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Summary

This southwest-facing two-bedroom third-floor apartment is set within a modern development which has a highly sought-after location in the heart of Leith. It is within easy strolling distance of Leith Links, a wide range of amenities (including the award-winning restaurants of The Shore), and superb bus and tram links for a swift connection to the city centre. The home itself is move-in ready, enjoying elegant interior design and quality fixtures and fittings. It has a well-appointed kitchen, a modern bathroom and en-suite, and generous storage. It also features private residents' parking.

Extras: all fitted floor and window coverings, light fittings, integrated oven, gas hob, and concealed extractor, freestanding fridge/freezer, dishwasher, and washing machine to be included in the sale.

Factor: The property is managed by Above Board for an approximate quarterly fee of £40, which includes general maintenance and cleaning of communal areas.

Features

- A modern third-floor apartment
- Part of a sought-after development
- Envious location in fashionable Leith
- Welcoming hall with two cupboards
- Spacious living and dining room
- Chic kitchen that is well appointed
- Two double bedrooms with wardrobe storage
- Modern 3pc en-suite shower room
- 3pc bathroom with overhead shower
- Well-kept communal grounds
- Private residents' parking
- Gas central heating and double glazing



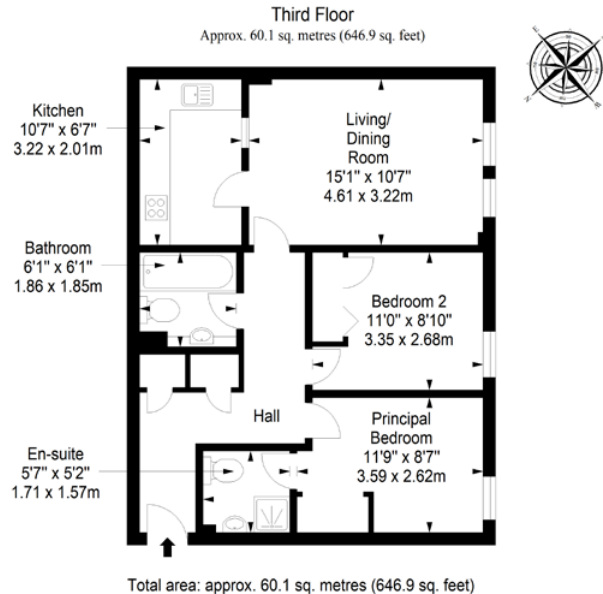




RESIDENTS
PARKING ONLY



Floorplan



EPC Rating - B | Council tax band - D | Home report Value - £250,000



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Price & Viewings

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

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ēspc
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