



## 6A Mill Lane Flat 4, Leith Edinburgh



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## Property Summary

Brought to market in walk-in condition, this three-bedroom first-floor apartment is a spacious residence that is immaculately presented in crisp white and with high-end finishings throughout. It features a sociable open-plan reception room and stylish kitchen, as well as a three-piece en-suite and family bathroom. Furthermore, the property forms part of a beautiful C-listed building (1840) which has been expertly converted into modern homes, retaining its striking Jacobean-style details and sandstone and ashlar façade. It also has a highly desirable riverside setting in Leith's fashionable Shore area, close to Michelin-starred restaurants, superb amenities, and bus and tram links.



## Features

- A first-floor apartment in walk-in condition
- Modern conversion of a C-listed building (1840)
- Highly desirable location in Leith's Shore area
- Immaculate interiors and high-end finishings
- Hall with generous built-in storage
- Open-plan kitchen/living/dining room
- Stylish kitchen with integrated appliances
- Separate utility room for laundry
- Three double bedrooms
- Contemporary en-suite shower room
- Modern bathroom with overhead shower
- Gated, private residents' parking
- Gas central heating and double glazing





## Immaculate interiors and high-end finishings

Upon entering the apartment, you are welcomed by a neutrally presented hall with a wood-toned floor and generous built-in storage. It is a fantastic first impression that establishes the theme of décor found throughout. The open-plan kitchen, living and dining room is to the left. This elegant reception area spans the entire depth of the property, ensuring a spacious footprint for comfy lounge and dining furniture. Meanwhile, twin windows bathe the whole space in a cascade of natural light. Furthermore, the kitchen complements the room's aesthetic, pairing handle-less cabinets in white with stone-inspired worktops. It is a subtle monochrome palette that works perfectly with the minimalist styling. The ultra-modern design is also enhanced by under-unit lighting and integrated appliances for a sleek finish (oven, ceramic hob, extractor hood, fridge/freezer, and dishwasher). A separate utility room has further storage and space for freestanding appliances.



“The principal bedroom includes a contemporary en-suite shower room”







Set side by side, the three double bedrooms maintain the flawless aesthetic, each room enjoying soft carpets for added comfort.

The principal bedroom (with a subtle accent wall) has the added luxury of a contemporary en-suite shower room, which includes a walk-in shower enclosure. Bedrooms two and three offer the owners additional versatility and space to grow. A modern bathroom, with a three-piece suite and overhead shower, completes the accommodation. Gas central heating and double glazing ensure year-round comfort.

The property is set within well-maintained grounds, which includes private residents' parking and bike storage. It is also just a stone's throw from two public parks and the Water of Leith walkway and National Cycle Route 75.





  
“Contemporary en-suite shower  
room & a modern bathroom with  
overhead shower”



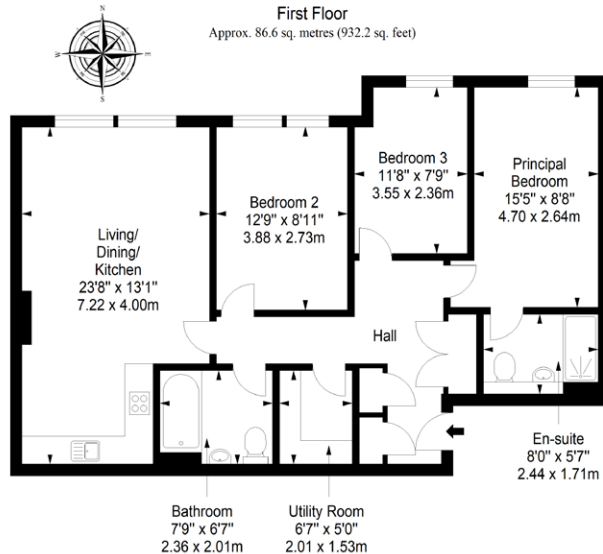


## Leith

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Clarendon Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.



# Floorplan



Total area: approx. 86.6 sq. metres (932.2 sq. feet)

EPC Rating - B | Council tax band - D | Home report Value - £370,000

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale.

## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

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