



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

Beautifully Presented One-Bedroom, Ground-Floor Duplex Flat

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] Zoopla
find your happy

Property Description

Beautifully presented one-bedroom, ground-floor duplex flat, forming part of a sought-after converted period building. Ideally located close to the waterfront, in the heart of the fashionable Shore area of Leith, just north of Edinburgh city centre.

Comprises an entrance hall, open-plan living, dining and kitchen area, a double bedroom, and a modern shower room.

Benefits from an allocated parking space to the front, a video entry system, and well-maintained communal hallways. Featuring a bespoke design with a striking double-height living space, mezzanine level, metal staircase, and quality Kahrs flooring.

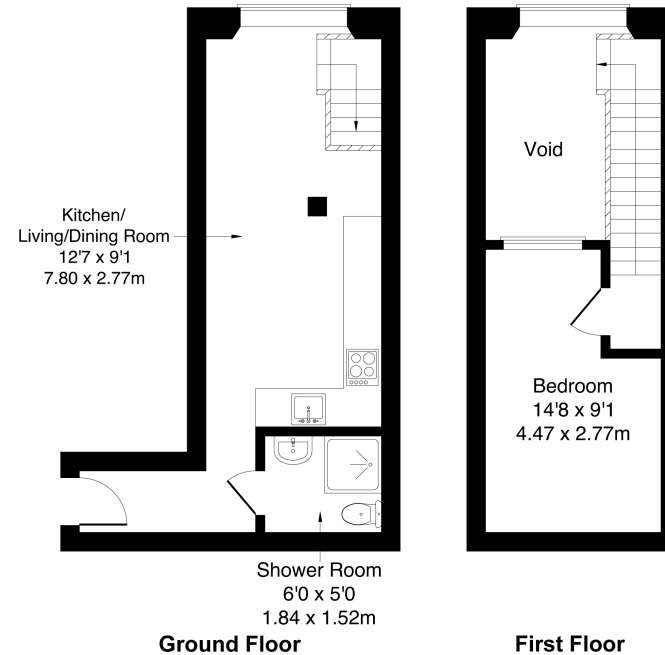
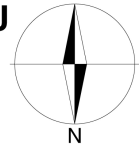
Further benefits include a fitted kitchen with integrated appliances, a stylish shower room, and electric central heating. The sale includes the majority of the furniture, offering a convenient, move-in-ready opportunity for the new owner.

A bright and welcoming entrance leads into the property, where the open-plan kitchen, dining, and living area create a seamless and practical living space, ideal for both relaxing and entertaining guests. Finished with contemporary wooden flooring throughout, the space benefits from a large window that fills the room with an abundance of natural light. The kitchen is fitted with granite-effect worktops, ample storage, a sink with drainer, an integrated oven, and an electric hob with a canopy extractor above, along with a washing machine and fridge freezer.

Upstairs, the generously proportioned bedroom is carpeted and neutrally decorated, offering ample space for freestanding furniture. Completing the home is a modern shower room, fitted with a three-piece suite including a shower cubicle.



Flat 2, 6B, Mill Lane, Edinburgh, EH6 6TJ



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.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

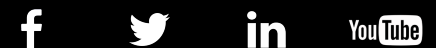
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.