



Solicitors & Estate Agents



Offers Over
£185,000

6/2 Mitchell Street

Leith | Edinburgh | EH6 7BD

This impressive, well-presented ground floor apartment forms part of a modern development in the highly sought-after Shore area of Leith, enjoying an enviable position in the capital, within easy walking distance of outstanding amenities, including award-winning restaurants together with superb transport links, including the new tramline extension connecting the city centre and Edinburgh International Airport.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Communal Gardens
-  Resident's Permit Parking
-  EPC Rating – C
-  Council Tax Band – C



Description

Presented to the market in move-in condition, the light-filled accommodation shall undoubtedly appeal to the first time buyer/couple or investor seeking a fine property in an excellent location, close to work and leisure pursuits, meriting internal viewing to be fully appreciated. Access is via a secure entry system, with Flat 2 located on the ground floor and comprising; welcoming entrance hallway provides useful built-in storage. There is a bright and attractive, twin-windowed reception/diningroom, offering a comfortable and versatile living space with a feature central fireplace housing the electric fire. The fitted kitchen is located off the reception room and is fitted with a range of wall and base units with built-in gas hob, electric oven and hood with further appliances included in the sale. The kitchen is also complemented by a practical pantry cupboard. The generous double bedroom benefits from fitted wardrobes, providing excellent storage, and completing the accommodation is a modern bathroom with white suite with built-in vanity sink unit with storage below and shower over bath. Further advantages include gas central heating and double glazing.



Extras

All the fitted floor coverings, light fittings, blinds and curtains will be included in the sale together with the built-in gas hob, electric oven, hood, fridge freezer and washing machine.

Externally

The property benefits from a private residents car park in which a permit is required. The development is well maintained and features well appointed communal green spaces and mature trees and shrubbery. Within the block is a safe and secure bike store with wall mounted brackets.

Factor

The development is factored by Above Board to which a fee of approx. £90 per month is payable for the upkeep of the communal garden grounds, parking facilities and includes block buildings insurance.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

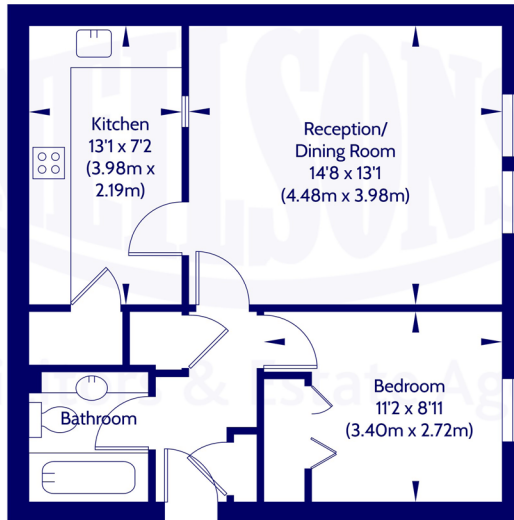
The property is located in the cosmopolitan Shore area which offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses a number of high street stores, a multiscreen cinema and a large Pure Gym. There are excellent public transport links to the City Centre and surrounding areas including the excellent additional of the tram, providing quick and frequent access to the city centre and beyond to Edinburgh International Airport. Many of the Capital's renowned restaurants, bars, art galleries and attractions are also close at hand. There are a fantastic range of leisure opportunities in the surrounding area including the marvelous Leith Links, Holyrood Park, Arthurs Seat and Craigminty Golf Course.





Approx. Gross Internal Floor Area 46 Sq M / 494 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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