

RALPH SAYER
SOLICITORS & ESTATE AGENTS

11/5 Mill Lane

The Shore, Edinburgh EH6 6TJ

11/5 Mill Lane

Set within the historic Leith Hospital complex, this impressive building enjoys a symmetrical front façade with central columned portico and is B-Listed as being of architectural and historic interest. Located in the desirable and vibrant Shore area of the port of Leith, there are fabulous bars and restaurants on the door step, along with easy access to excellent bus and tram services into the city.

Renovated to a high-quality finish, the flat is accessed to the rear, within a charming courtyard. This first-floor flat sits on a prime corner plot with views to the 'Shore' and offers bright, spacious interiors. On entering you are welcomed into a panelled hallway. Enjoying a dual aspect and tremendous light is a spacious sitting room and kitchen. The space breaks up into a comfortable lounge area with an impressive convivial island framing the stylish kitchen. The kitchen is replete with a full range of integrated appliances, plus a desirable wine fridge set within the island. There are two immaculate bedrooms, both with built-in wardrobes, which share a luxurious shower room, with walk-in shower. Additional storage is provided from floored attic space with loft ladder. It is anticipated that this property will be of particular interest to the professional couple or investor and early viewing is highly recommend to fully appreciate what the accommodation has to offer.

Property Summary

- Part of historic Leith Hospital complex
- First-floor apartment
- Dual-aspect open-plan sitting room & kitchen
- Two double bedrooms with built-in wardrobes
- Luxurious shower room with walk-in shower
- Floored attic space with loft ladder
- Security gates into courtyard with residents' parking (allocated space)
- Gas central heating
- EPC Rating - C | Council Tax Band - C

Factors: Taylor & Martin maintain development for an approximate fee of £400 per quarter. This includes general maintenance of communal areas, grounds and building block insurance.

Extras: fitted floors, light fittings, curtains, blinds, wine fridge and all fully integrated kitchen appliances to be included in the sale.

Home Report Value - £315,000









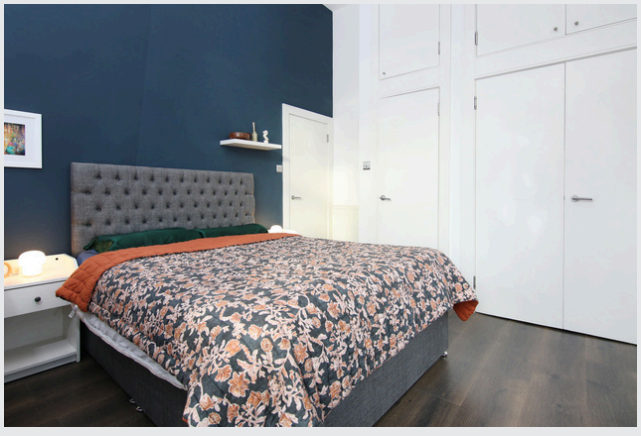
First-floor apartment within historic building in the vibrant ‘Shore’ area

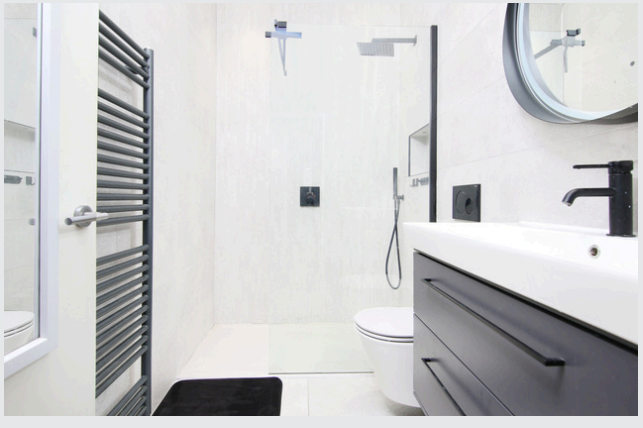


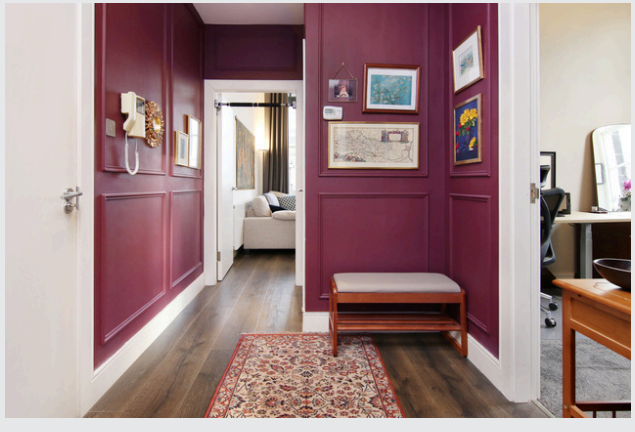
















Let us help you find your next

dream property!

RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

espc CHARTERED FIRM

Zoopla.co.uk rightmove OnTheMarket.com

DISCLAIMER
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are neither warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council Tax bands can be obtained from the local council's websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.





COURTYARD ENTRANCE



COURTYARD GROUNDS & PARKING

'The Shore' Leith

Mill Lane is situated in the vibrant Shore area, part of the historic port of Leith. A wealth of bars, cafes and Michelin-starred restaurants line the Water of Leith. Nearby is the Ocean Terminal Shopping Centre, offering high_street shopping, including a PureGym, Vue Cinema and moored alongside is the famous Royal Yacht Britannia and a headquarters for the Scottish Government.

The vast green space of Leith Links, is nearby and a great social hub with local football clubs, children's playground, tennis courts and bowling greens. The old Victoria Baths are close by, now a leisure centre, with swimming pool and fitness centre. The Water of Leith cycle path network is easily accessible with pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas.

An large number of regular bus routes service the area, alongside the tram network.

First Floor

Approx. 64.3 sq. metres (692.1 sq. feet)

