



boyd property

8-7 Mitchell Street
EDINBURGH | EH6 7BD

8-7 Mitchell Street

EDINBURGH | EH6 7BD

Description

Boyd Property are delighted to present to the market this beautifully presented 2-bedroom second floor apartment, forming part of a modern development in a highly sought-after Shore area of Leith and enjoys an enviable position in the capital, set within easy walking distance of superb transport links, including an upcoming tramline to the airport, and outstanding amenities, including the award-winning restaurants of The Shore. The accommodation is offered to the market in move-in condition and briefly comprises a welcoming entrance hallway with three large storage cupboards, a bright corner south facing aspect lounge is flooded with natural light from the four windows, the dining kitchen is fitted with solid base and wall mounted units with complimentary worktop surfaces, the spacious master bedroom comes complete with built in wardrobes and contemporary en-suite shower room, the second double bedroom also comes with built in wardrobes and there is a family bathroom with white suite with glass screen and mains operated shower over the bath. The property benefits from an entry phone security system, lift access to all floors, gas central heating, double glazing, communal garden grounds and unallocated private residents parking. This apartment will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the lovely interiors, excellent location just moments from the new tram stop, artisan cafes, award winning restaurants and bars of the cosmopolitan Shore district.

Location

Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. The area also benefits from a wealth of retail outlets, including Ocean Terminal shopping centre, which hosts a wide range of high street stores, as well as family restaurants, a 24-hour gym and a multiplex cinema. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the Shore: a fashionable waterfront with an array of pubs and restaurants, including award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces, such as Leith Links and Clarendon Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. Edinburgh city centre is easily accessible by bus, day and night, and there is also a direct bus link to Edinburgh International Airport. Furthermore, the tram line is currently being extended along Leith to provide another swift connection through the city centre all the way to the airport. The school catchment area covers early years, primary, and secondary education.

Extras

All fitted floor coverings and integrated kitchen appliances.

Price & Viewing

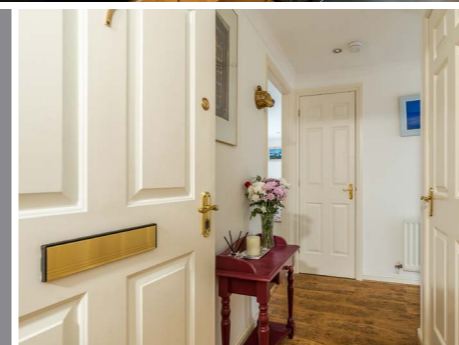
For price and viewing information contact Agents.



Features

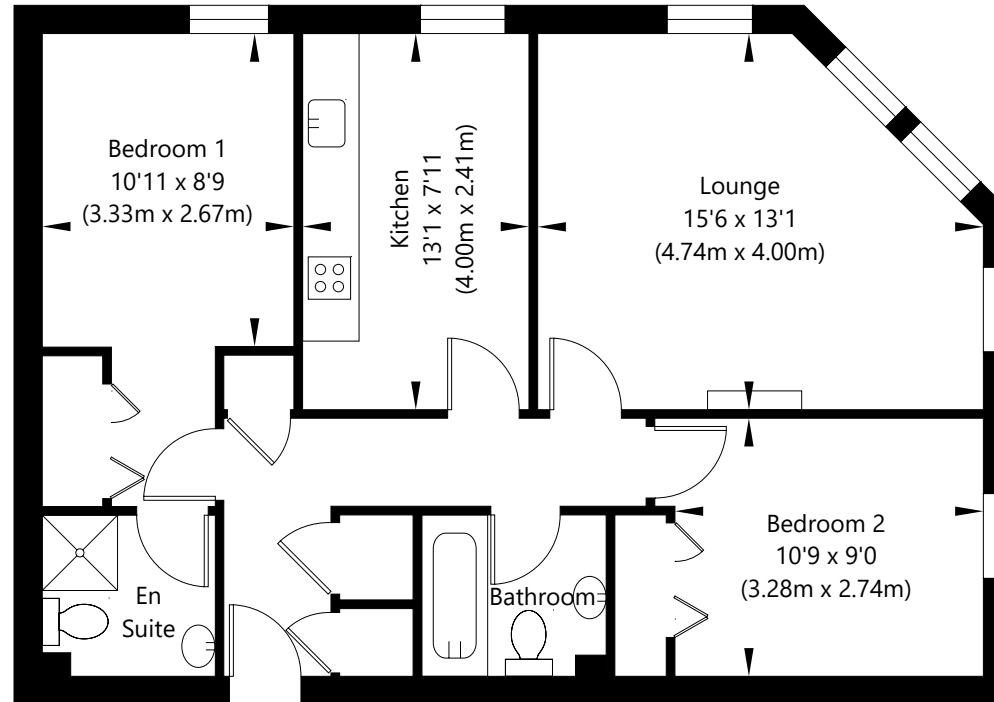
- Entrance hallway
- Lounge
- Dining kitchen
- 2 Bedrooms
- 2 Bathrooms
- Double glazing
- Gas central heating
- Entry phone security system
- Lift
- Communal garden grounds
- Unallocated private residents parking

“ A beautifully presented 2-bedroom second floor apartment, forming part of a modern development in a highly sought-after Shore area of Leith and enjoys an enviable position in the capital. ”





Second Floor
 Approx. Internal Area 70 Sq M / 753 Sq Ft.
 Not to scale. For identification only.
 © www.planography.co.uk 2023



Boyd Solicitors 21-22 Queensferry Street | Edinburgh | EH2 4RD

T: 0131 226 7464 F: 0131 226 7242

E: sales@boyd-property.com W: www.boysolicitors.com

| Townsend Place | Kirkcaldy | KY1 1HB

T: 01592 858 466



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.