



RALPH SAYER
SOLICITORS & ESTATE AGENTS

13 Mill Lane

Edinburgh EH6 6TJ

13 Mill Lane

Set with-in 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 through secure gates into a charming courtyard area. This main door ground floor flat offers bright interiors with generous proportions. A large front door opens into an entrance vestibule and onto a central hallway. Bathed in light from it's west-facing aspect is a spacious sitting room, which enjoys a bay window and soaring ceilings. Through the hall you find a south facing kitchen/diner, with modern fitted cabinets and ample space for a dining table. The impressive bedroom is a vast space, with scope for a various furniture arrangements, along with a walk-in closet and storage cupboard. Finally, there is a pristine three piece bathroom, with shower over-bath and chrome ladder radiator. 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.

Extras: All fitted flooring, light fittings, window coverings and full range of integrated kitchen appliances, included in the sale.

Property Summary

- Part of historic Leith Hospital complex
- Secure landscaped courtyard setting
- Main door ground floor apartment
- Entrance vestibule & hall (with storage)
- West-facing bay windowed sitting room
- Dining kitchen
- Vast double bedroom with extensive storage
- Pristine three-piece bathroom
- Security gates into courtyard with residents parking (allocated space)
- Gas central heating
- EPC Rating - C | Council Tax Band - C









‘The Shore’ - Leith

Mill Lane is situated in the vibrant Shore area of Leith, in 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 and includes a Pure Gym, Vue Cinema and moored alongside is the famous Royal Yacht Britannia and the head quarters of the Scottish Office.

The wide open park 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 excellent number of regular bus routes, service the area, alongside the tram network.

Let us help you find your next
dream property!



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

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

  

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 not 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 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.

Ground Floor
Approx. 72.9 sq. metres (785.2 sq. feet)

