



GILSON GRAY

LAW • PROPERTY • FINANCE



2/3 NORTH LEITH MILL

Leith, Edinburgh, EH6 6JY



1

Public Room



2

Bedrooms



1

Bathroom



2/3 NORTH LEITH MILL

Forming part of a B-listed former mill building in sought-after Leith, this first-floor flat enjoys a lovely blend of modern fixtures and fittings, neutral décor, and handsome period features, resulting in a tasteful city home that is sure to appeal to a wealth of buyers. The flat offers wonderfully light and airy accommodation including a generous reception room, a breakfasting kitchen, two double bedrooms, and a four-piece family bathroom.

It lies just off bustling Commercial Street and enviably close to Leith's amenities, such as a wide range of shops, including independent stores, high street retailers, and supermarkets, Ocean Terminal (housing additional shopping, leisure and fitness facilities), an eclectic array of cafés, coffee shops, bars, and restaurants, and scenic open spaces. The heart of the city can also be easily reached from the flat by car or public transport.







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EPC
RATING

D
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

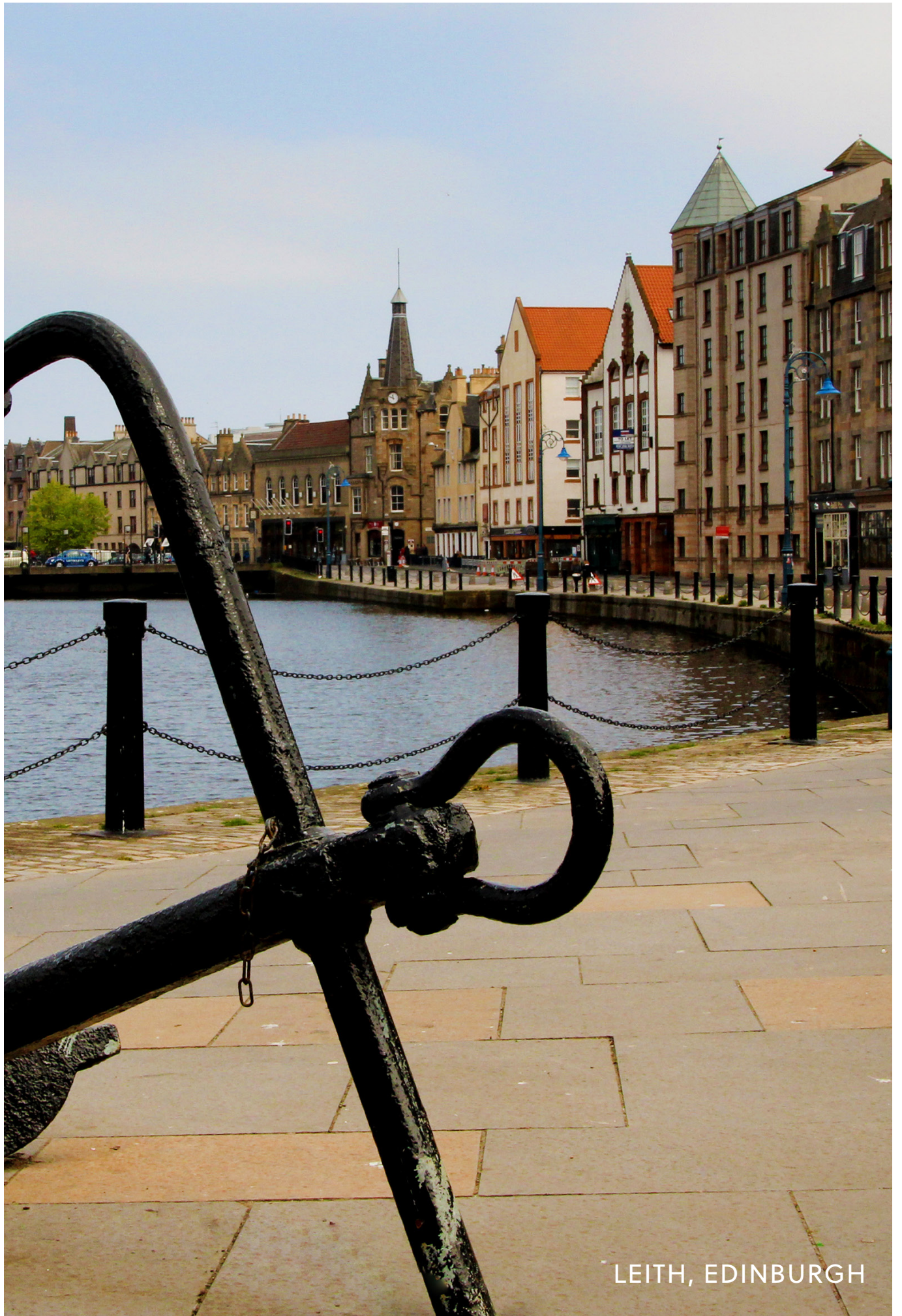
- First-floor flat in Leith
- Part of a B-listed former mill building
- Well-presented, characterful interiors
- Secure shared entrance
- Hallway with built-in storage
- Airy, high-ceilinged living/dining room
- Attractive breakfasting kitchen
- Two double bedrooms with excellent fitted storage
- Bright four-piece family bathroom
- Controlled on-street parking (Zone N8)





Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

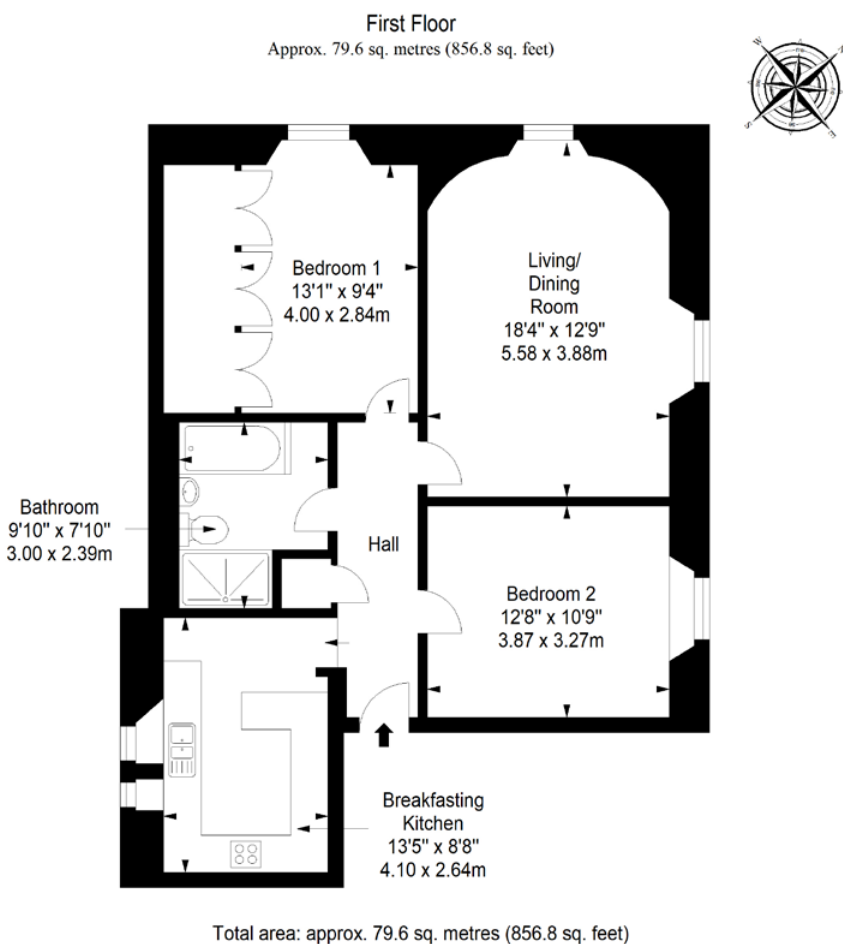




LEITH, EDINBURGH

LEITH

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.



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