



6/12 Mitchell Street,  
Edinburgh, EH6 7BD





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Located within the popular Shore area of Edinburgh is this attractive 3rd floor flat with flat with gas central heating and double glazing. The building is part of a well maintained factored development which benefits from secure entry system, passenger lift, bike store and residents parking.

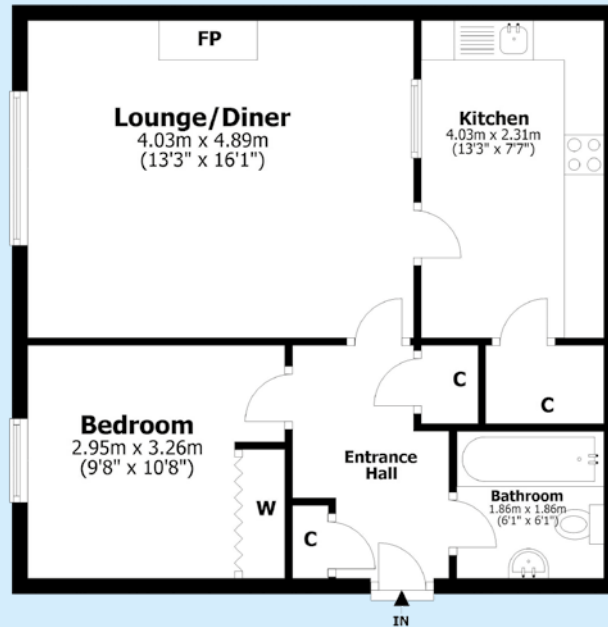
The accommodation includes an entrance hallway with two storage cupboards. The good sized lounge has twin windows to the rear, feature fireplace and space for dining. The kitchen is fitted with a range of base and wall units with the oven, hob, washing machine, fridge/freezer and dishwasher to remain. The double bedroom has window to the rear and fitted wardrobe. Completing the accommodation is the bathroom fitted with a white three piece white with shower over the bath.

Early viewing is essential to fully appreciate the good sized, well-presented accommodation on offer.

## Area Description

Mitchell Street forms part of the vibrant Shore area of Edinburgh with its array of fashionable shops, bars, bistros and Michelin Star restaurants. There are leisure and recreational facilities all close by and include the popular Ocean Terminal shopping complex which includes a multi-screen cinema, excellent shopping, restaurants, cafes and the Royal Yacht Britannia, one of the city's most popular attractions. The open spaces of Leith Links are also nearby together with the Water of Leith, local golf courses, health clubs and Leith Victoria Swimming Centre. There is also frequent public transport services operating nearby to many parts of the city with both bus and tram stops within excellent walking distance. For the commuter, the property is conveniently located for road links to the A1 and City By Pass linking with major motorway networks.





## Accommodation

Lounge/Diner:	4.04m x 4.9m	(13'3" x 16'1")
Kitchen:	4.04m x 2.3m	(13'3" x 7'7")
Bedroom:	2.95m x 3.25m	(9'8" x 10'8")
Bathroom:	1.85m x 1.85m	(6'1" x 6'1")

## Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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## Agent's Note

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

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