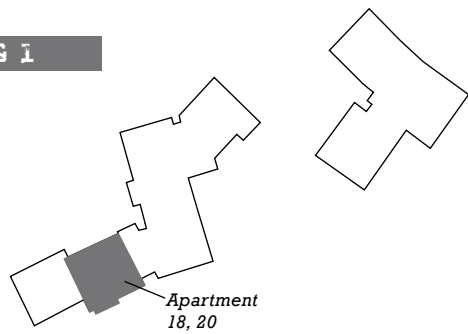


**WEST MILL LEVEL 0 & 1**



This apartment has a spacious entrance hallway giving access by way of double doors to an excellent open plan living space with dining kitchen area off. This space extends onto a south facing balcony giving views over the Water of Leith.

The bedrooms are generous in size with the principal benefiting from an en-suite shower room. The family bathroom and additional cupboard space are also located off the hall.

98.0m<sup>2</sup> 1055sqft Measurements exc. Balcony

Open Plan Living/Dining with Kitchen plus	5.63m x 5.12m	18'6" x 16'10"
	4.27m x 3.96m	14'0" x 12'12"
Principal Bedroom (exc. wardrobes)	3.50m x 3.26m	11'6" x 10'8"
En-suite Shower Room	2.37m x 1.63m	7'9" x 5'4"
Bedroom 2 (exc. wardrobes)	3.85m x 3.23m	12'8" x 10'7"
Bathroom	2.37m x 1.97m	7'9" x 6'6"
Balcony	4.15m x 1.30m	13'7" x 4'3"



Artists impression of apartment