

Redefining Luxury Student Living in Edinburgh



SCOTTISH PROPERTY
AWARDS 2026

Nominated for
Student Accommodation
of the Year 2026

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Welcome to The Pepper Mill, a luxury student accommodation in the heart of Edinburgh, where comfort meets contemporary living.

Designed for modern student life, our exceptional amenities include huge social spaces, a fully equipped gym, landscaped gardens and ultra-fast Wi-Fi.

Whether you're connecting with friends in our stylish lounges, or focusing in our dedicated study areas, every detail has been carefully curated to elevate your experience.

At The Pepper Mill, we redefine student living with unmatched comfort, sophisticated design and a thriving sense of community.



THE PEPPER MILL LOUNGE

Studios Crafted for Modern Student Living

Combining style, comfort and functionality



Our Studios

At The Pepper Mill, our studios are thoughtfully designed for modern student living, seamlessly blending style, comfort and functionality. Each studio features a sleek kitchenette, private ensuite shower and contemporary furnishings, creating a premium space tailored to your needs.

Whether you're studying, cooking or unwinding after a busy day, you'll enjoy a beautifully designed environment that truly feels like home. With every detail carefully considered, The Pepper Mill offers the ideal balance of privacy and convenience for a truly elevated student experience.





Exceptional Social & & Study Spaces

Student life is about more than just accommodation; it's about community and experience



Our Social & Study Spaces

At The Pepper Mill, we offer exceptional social and study spaces designed for both productivity and relaxation.

Unwind in our sumptuous lounge, find focus in the private study room or library, or challenge friends to a game of pool in the games room. For a cinematic escape, head to our luxurious cinema room.

For those who enjoy cooking, our beautifully designed community kitchen and dining area, Miss Clerks, are perfect for shared meals or cooking classes. Every space at The Pepper Mill is crafted for comfort, style and connection.



LIBRARY



CINEMA ROOM



GAMES ROOM



LOUNGE



LOUNGE



LOUNGE



MISS CLERKS COMMUNITY KITCHEN



Stay Active & Connected

Enjoy a balanced lifestyle through our fitness facilities while creating new friendships



Stay Active & Connected

At The Pepper Mill, we prioritise a balanced lifestyle. Stay active in our fully equipped gym or unwind in the landscaped gardens for a peaceful break.

With ultra-fast Wi-Fi (at least 250 Mbps), you can easily focus on your studies, stream your favourite shows or stay connected. Plus, secure bicycle storage makes exploring Edinburgh on two wheels effortless.

We've crafted spaces that nurture both your productivity and well-being, providing a balanced student experience.

RECEPTION



GYM



STUDY ROOM



GYM



GAMES ROOM



LIBRARY



CINEMA ROOM



GAMES ROOM



Weekly Social Events to Inspire & Enrich your Stay

Our weekly social activities will keep you busy, connected & make you feel at home



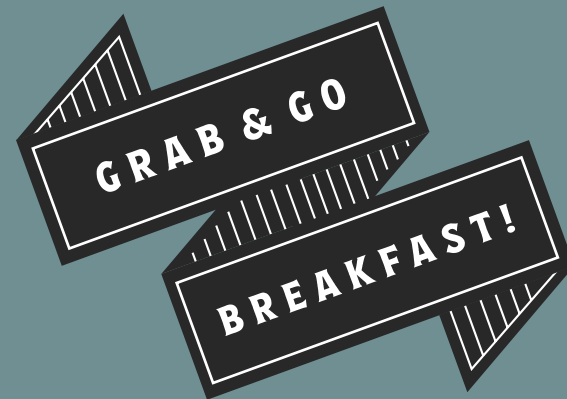
Elevate your week with our Social Events

To ensure there's always something to look forward to, we've carefully curated a diverse range of weekly events tailored to various interests. Whether you're passionate about cooking, gaming, fitness or exploring new hobbies, there's always something to engage and inspire you.

And to keep things exciting, our events change throughout the year, ensuring fresh and new experiences.

As a valued member of The Pepper Mill community, you'll have the chance to connect with like-minded individuals and build lasting friendships that go beyond your stay.

To make you feel even more at home, we offer our 'Grab & Go Breakfast' - free pastries and coffee Monday to Friday for our residents. The perfect way to start your day!



More than just a place to stay, The Pepper Mill is a home away from home - where comfort, connection, and personal growth come together in a welcoming and supportive environment.

Our Social Events

Weekly events throughout the year with something for everyone

Games On! Night

Fun, laughs, pool, ping-pong and more!

Perfect Pizza Nights

Grab a slice, share a laugh and enjoy good vibes

Cook it Up!

Chop, stir and taste new recipes together

Movie Night Magic

Weekly blockbusters, cult classics and popcorn!

Puppy Yoga

Stretch, unwind and play with adorable pups

Craft & Create

Get creative, make something unique and have a blast

Petting Zoo

Furry fun for everyone

Freebie Friday Frenzy

Treat yourself with surprises, goodies and fun



2026

Looks Good on the Outside, Feels Good on the Inside

We champion sustainability, ensuring a safe and eco-friendly environment with unmatched convenience



Safety & Convenience

Your peace of mind is our top priority at The Pepper Mill.

Our secure, gated community is equipped with 24/7 CCTV monitoring and a smart door entry system, ensuring that only residents have access.

For added convenience, we provide on-site laundry facilities and secure bicycle storage, making it easy to stay comfortable and explore Edinburgh.

Whether returning late from the library or heading out for an early lecture, you can feel safe and supported. The building is also EWS1 certified, giving confidence that it meets the recent safety standards and mitigates external wall fire risks.

Award Winning Sustainability

Through meticulous planning and design, The Pepper Mill has achieved a BREEAM Excellent rating meaning that our building has achieved the highest standard in environmental performance and sustainability.

Our building also boasts an EPC Rating of A, the highest possible for energy efficiency meaning that you can stay warm and snug with minimal environmental impact.

Our top-tier wireless network, robust infrastructure and resilience have earned WiredScore's highest award, guaranteeing you a seamless and reliable connection.





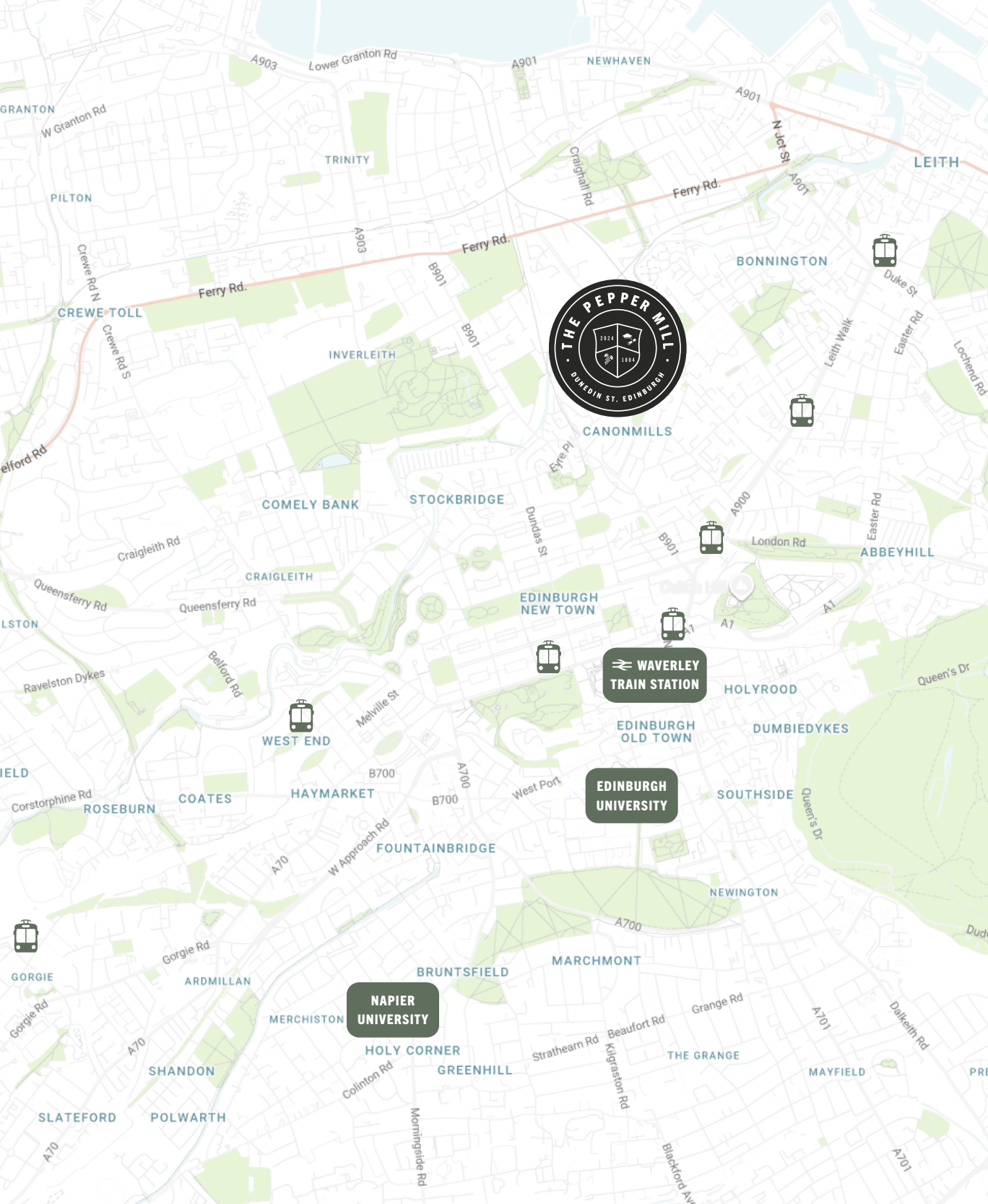
Local Amenities

Situated in the vibrant Canonmills area, The Pepper Mill boasts an ideal location, making it incredibly convenient for daily life.

You will have bars, restaurants, coffee shops, hairdressers, supermarkets all within a 2 minute walk allowing you to easily grab groceries, enjoy a meal or a drink out.

You'll never have to travel far for daily essentials or leisure, making it a convenient and well-connected place to live.





Getting Around Edinburgh

You can walk almost anywhere in Edinburgh!

If you prefer to get a ride there are plenty of easy and affordable ways to get around. The **bus** network is extensive, with a single ride costing £2 and a day pass available for £5, allowing unlimited travel around the City.

The **Edinburgh Trams** are also very convenient, with fares starting at £2. They run from the city centre to the airport and key locations, making travel easy, smooth and efficient. The nearest Tram stop is only a 10 minute walk from The Pepper Mill.

For those looking for adventure to explore beyond Edinburgh, the main **train** station is a 20 minute walk and provides excellent connections to other parts of the UK including Glasgow, Stirling and London.

If you prefer a more active way to get around, **cycling** is a great choice. Edinburgh has dedicated cycle lanes around the city, with scenic routes, and bike hire services available from The Pepper Mill, making it easy to navigate the city on two wheels.

Edinburgh Trams

Tram Route stops near The Pepper Mill

Travel Times to the Universities

Edinburgh University

14 min Drive 26 min Tram
16 min Cycle 40 min Walk

Edinburgh Napier University (Merchiston)

17 min Drive 41 min Tram
26 min Cycle

Secure Your Spot Today

Sign up now to The Pepper Mill and be a part of something special

THE PEPPER MILL STUDIOS



Secure Your Spot Today

Sign up now to The Pepper Mill and be a part of something special

Facilities include:

All Bills Included
Residents App
Social Events
Superfast Wi-Fi
Communal Kitchen
Vast Lounge
Fully Equipped Gym
Library
Cinema Room

Games Room
Study Room
Parcel & Collection Room
Laundry Room
Onsite Maintenance Team
Landscaped Garden
'Grab & Go Breakfast'
Free Bike Hire



PRESTIGE
student living

To find out more about The Pepper Mill, please call the number below or scan the QR code to be taken directly to our booking website, where you'll find even more details about our exceptional student accommodation. Whether you're ready to book or simply want to explore your options, don't miss out on this outstanding living experience.

03330 601 874





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