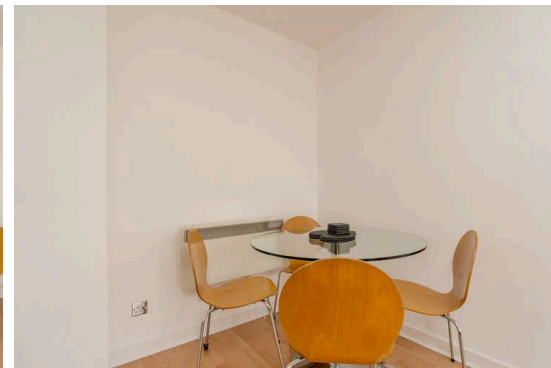
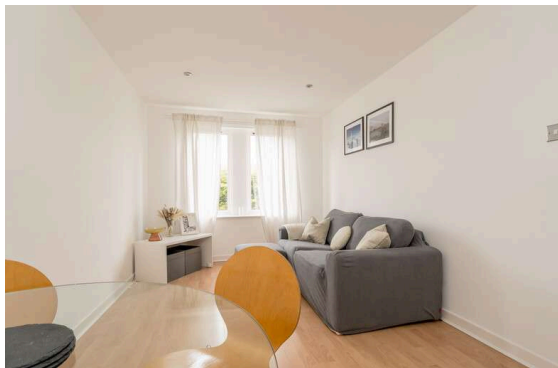


**12/12 Sloan Street  
EDINBURGH EH6 8PJ**

**Offers Over £170,000**

- Living/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and appliances included
- Double bedroom with built in wardrobes
- Bathroom fitted with three-piece suite and mains shower over the bath
- Communal Garden
- Residents permit parking



## Upper Flat

Blair Cadell are delighted to bring to market this superb one-bed flat in the heart of Leith. With superb local amenities and access to the city centre, the property would be ideal for a range of purchasers and must be viewed.

The accomodation comprises of a generous living/dining room which is ideal for hosting friends and family. A smart kitchen fitted with a range of floor and wall mounted units, electric hob and oven and appliances included in the sale. A large double bedroom with built in wardrobes offering plenty of useful storage space. Bathroom fitted with a three-piece suite and mains shower over the bath. Electric heating and double glazing throughout. A well kept communal garden to the rear and residents permit parking is also available. \*No warranties given for systems or appliances\*

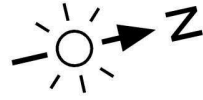
Leith Walk is to the north of the city centre which can be easily accessed on foot in approximately 20 minutes or by a frequent public transport service that runs close by. The bypass can be joined at Newcraighall and leads to the south via the A1, the airport and the central belt motorway network. Locally there are a wide variety of shopping facilities including a Tesco superstore and Ocean Terminal is a short distance away with all its High Street outlets. The area is close to a wide range of recreational facilities including Leith Links, The Playhouse Theatre, Omni Centre and a host of popular bars, cafes and restaurants along with the St James centre that offers a huge variety of high street shops, restaurants and entertainment.

**Viewing by appointment on 0131 337 1800**

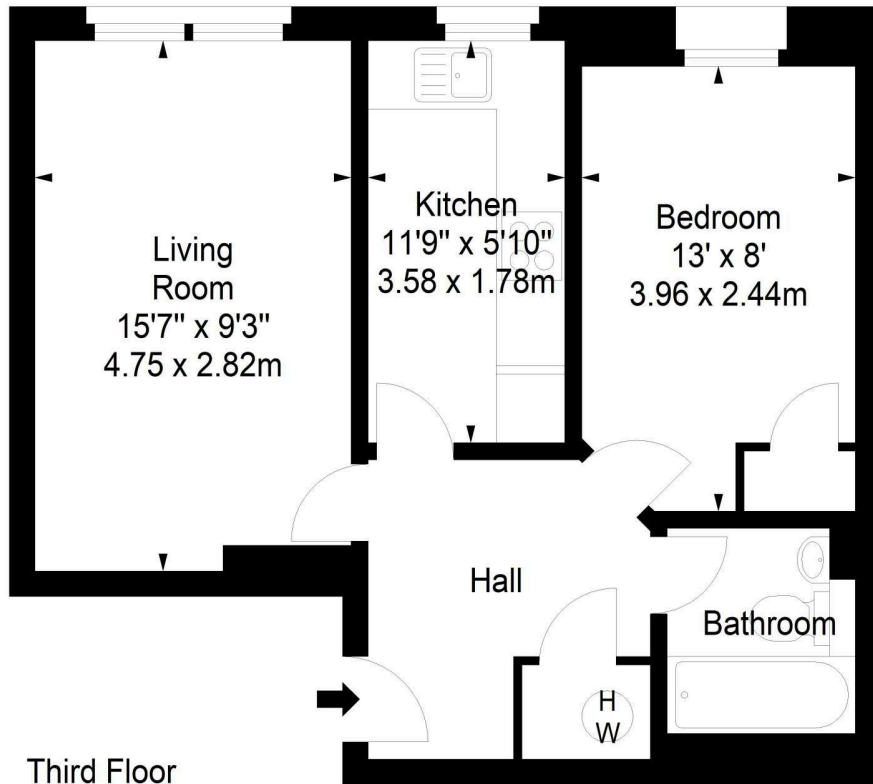




Sloan Street,  
Edinburgh,  
City of Edinburgh, EH6 8PJ



Approx. Gross Internal Area  
440 Sq Ft - 40.88 Sq M  
For identification only. Not to scale.  
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