

COULTERS<sup>©</sup>

# 58/6 SLOAN STREET

LEITH, EDINBURGH, EH6 8RQ

 1 BED

 1 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

58/6 Sloan Street is a fully renovated and beautifully presented 1-bedroom flat situated on the second floor of a traditional tenement.

The property is situated on a quiet, tree-lined street which overlooks the local park, and benefits from being equidistant from Leith Walk and Easter Road, making it an ideal location for accessing shops, cafes and restaurants.

## KEY FEATURES



Second floor apartment on quiet street



Generous double bedroom



Communal rear garden and Dalmeny Street Park just opposite



Permit parking available

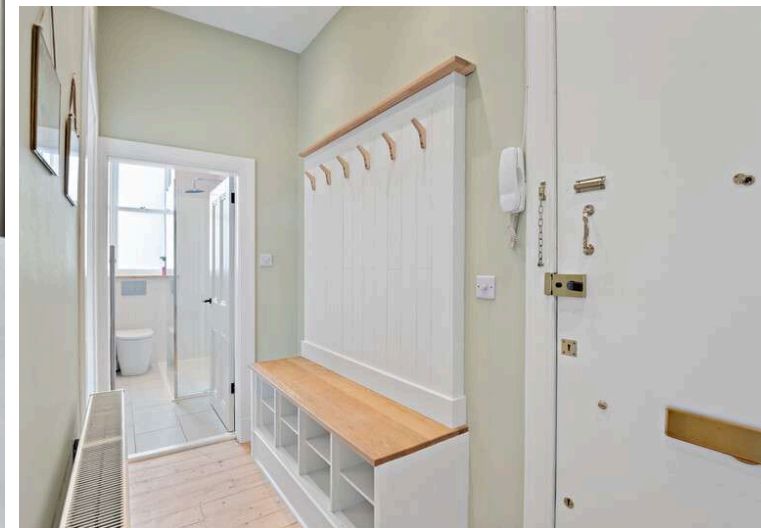


Leith Walk & Easter Road shops nearby



Tram stop moments away





Internally the accommodation comprises - a welcoming hallway with bespoke storage unit; a kitchen/living room with a utility and storage cupboard, feature fireplace and raised platform bed, a bay windowed double bedroom with views to the Salisbury Crag; and a modern shower room.

The property benefits from newly installed gas central heating and refurbished single glazed sash and case windows. The building is accessed via secure entrance with door entry system. To the rear of the property, is a shared garden. On-street parking is available by way of a residents parking permit.



## THE LOCAL AREA

Edinburgh's historic area of Leith is consistently voted one of the world's coolest neighbourhoods. Sloan Street, located just a short stroll from the city centre, offers the best of both worlds with a peaceful, tree lined setting by the local park, yet conveniently set between the amenities of both Leith Walk and Easter Road. This excellent position allows residents to enjoy easy access to the many local shops, cafes, bars and restaurants. The fashionable Shore is a pleasant twenty minute' walk and for larger shopping requirements there is a Tesco Superstore at the foot of Leith Walk and a Lidl on Easter Road.

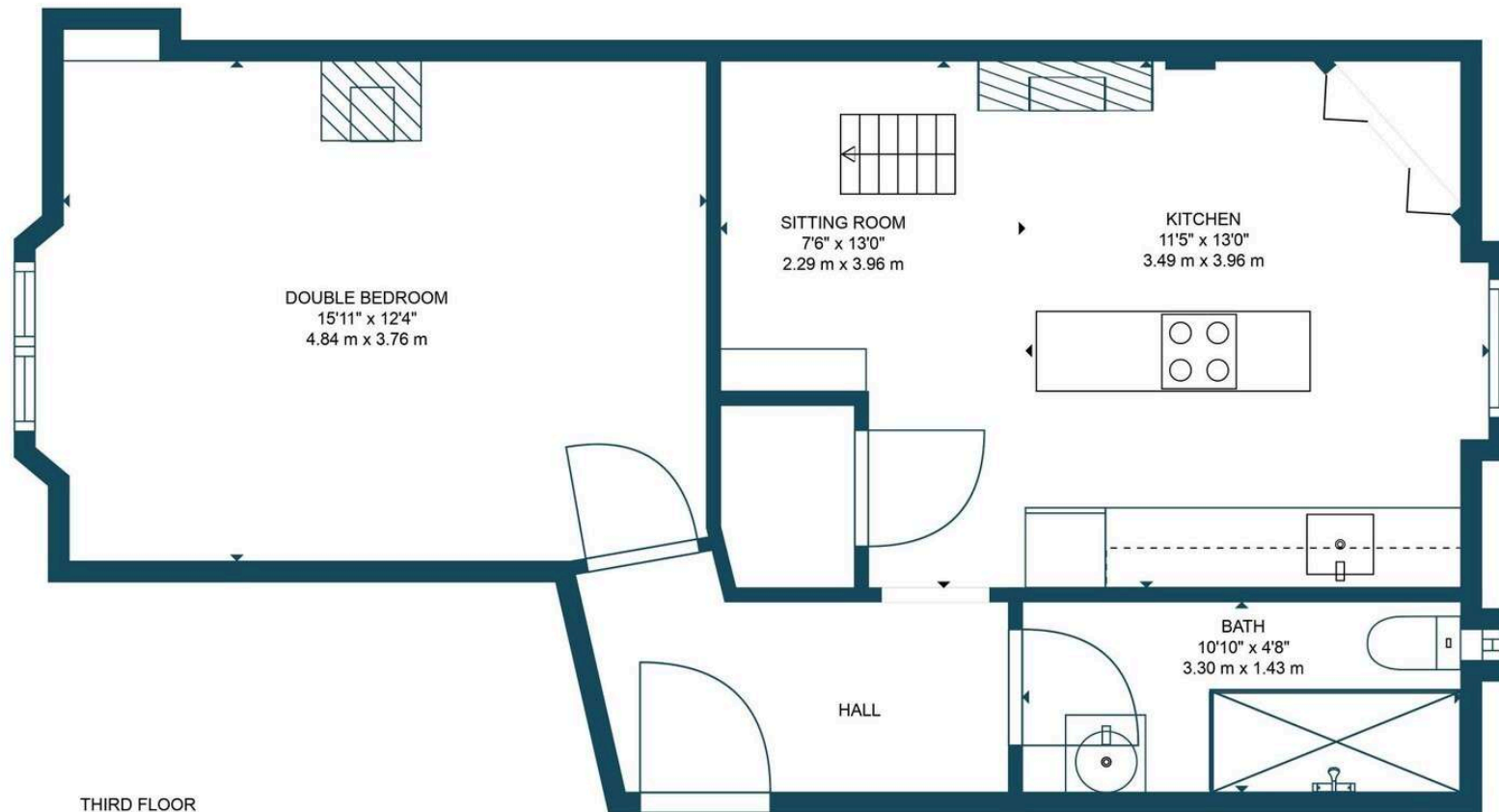
The recently opened St James Quarter retail and entertainment destination and Omni Centre with cinema and Nuffield Health gym and pool, are just a short journey on foot.

There is a tram stop just moments away from the property which offers swift journeys into the heart of the city, connecting users to Waverley Railway Station, Edinburgh Bus Station and onwards, directly to Edinburgh Airport.

## EXTRAS

All window coverings, light fittings, fitted flooring and integrated appliances are included in the sale price. The wall mounted TV, seating unit and bar stools are not included but may be available via separate negotiation.





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**TOTAL: 559 sq. ft, 52 m2**  
FLOOR 1: 559 sq. ft, 52 m2  
EXCLUDED AREAS: EMBEDDED WINDOW: 1 sq. ft, 0 m2

FLOORPLAN CREATED BY PROCAPTURE MEDIA. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.