



GILSON GRAY

LAW • PROPERTY • FINANCE

FLAT 1F1, 46 SLOAN STREET

Leith, Edinburgh, EH6 8RQ



With its highly desirable city location in Leith, this one-bedroom first-floor flat, forms part of a traditional tenement. It enjoys spacious accommodation requiring some cosmetic upgrades - ideal for buyers looking to customise their home to their taste. The home has a generous living room with a fireplace and charming decorative corncicing, a west-facing dining kitchen with press storage, a spacious double bedroom and a family bathroom with a shower-over-bath. Outside the home, the property benefits from a secure phone entry system, on-street parking and communal garden grounds. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- First-floor flat in Leith
- Part of a traditional tenement building
- Exciting modernisation opportunity
- Modern interiors with retained period details
- Entrance hall with storage
- Living room with a fireplace
- West-facing dining kitchen
- Spacious double bedroom
- Versatile box room
- Family bathroom with overhead shower
- Communal rear garden
- On-street parking
- Electric heating and traditional windows







"SITUATED IN SOUGHT-AFTER LEITH, THIS ONE-BEDROOM FIRST-FLOOR TENEMENT FLAT WILL APPEAL TO A WIDE DEMOGRAPHIC OF BUYERS."





EPC RATING:



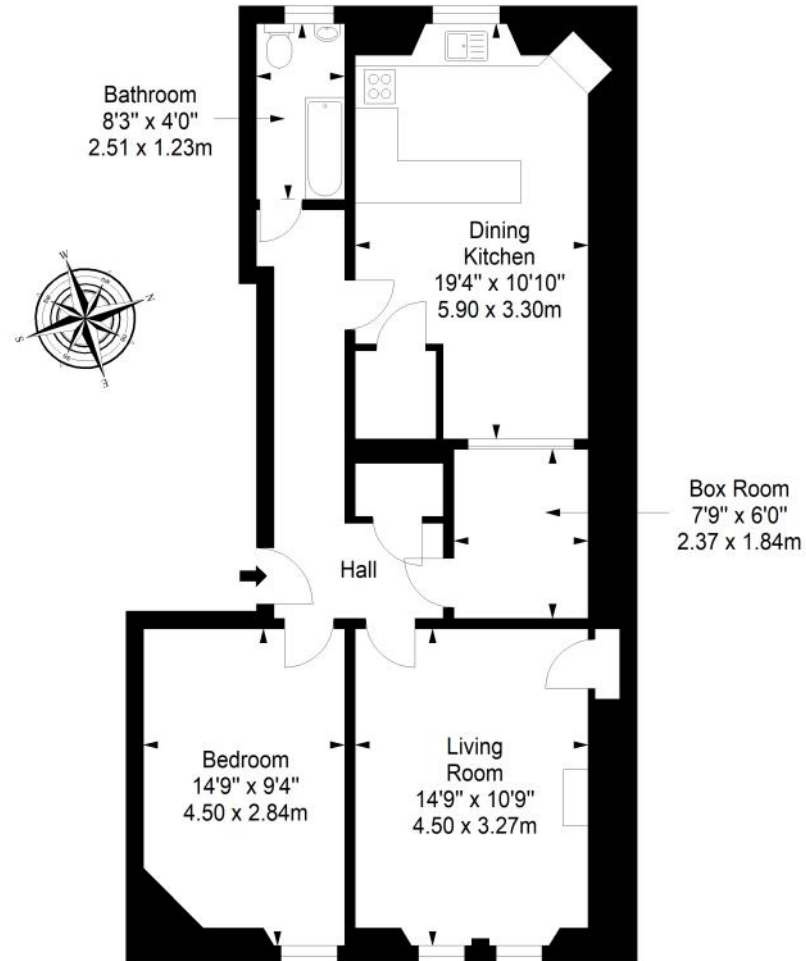
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

First Floor

Approx. 66.8 sq. metres (719.1 sq. feet)



Total area: approx. 66.8 sq. metres (719.1 sq. feet)



GILSONGRAY.CO.UK

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EH39 4AG
01620 893 481



DUNDEE

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01382 201 000



BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.