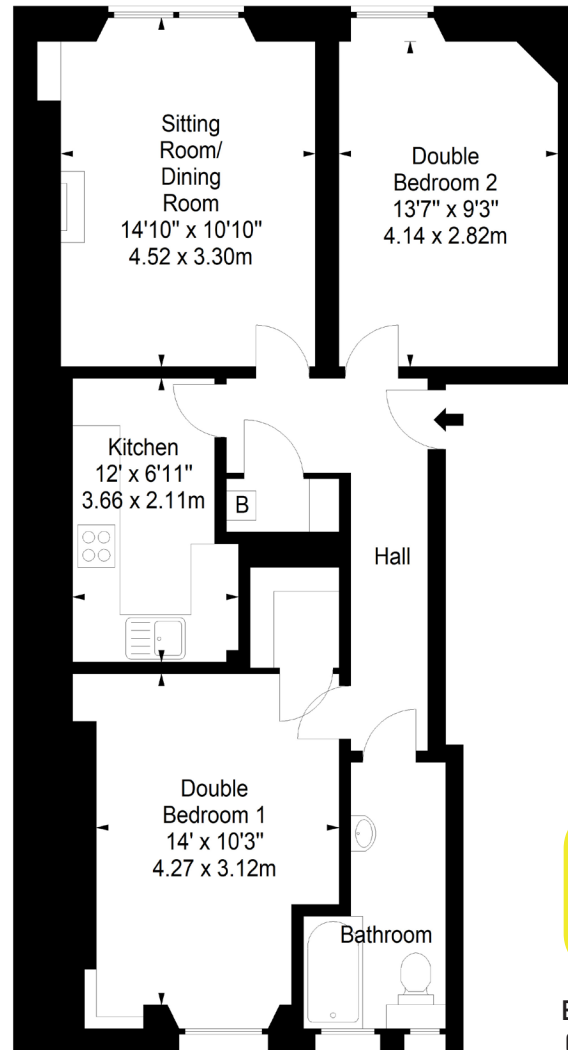




Sloan Street, EH6 8RQ



Approx. Gross Internal Area
714 Sq Ft - 66.33 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Third Floor



ENERGY PERFORMANCE
CERTIFICATE RATING D



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

48/7 Sloan Street,
Leith, Edinburgh, EH6 8RQ

CALL US ON 0131 447 4747

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.

48/7 Sloan Street, Leith, Edinburgh, EH6 8RQ

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry
- Reception hall with excellent storage & plumbing for automatic washing machine.
- Ceiling clothes pulley.
- Attractive & good sized living room overlooking Dalmeny Park.
- Feature wood burning stove.
- Modern fitted kitchen with some appliances.
- Two generously proportioned double bedrooms - one with walk-in storage cupboard.
- Spacious bathroom with shower.
- Gas central heating.
- Double glazed sash & case windows.
- Original features.
- Communal garden to rear.
- Permit & metered parking.
- Open outlook to front and rear of property.



GENERAL DESCRIPTION

A well-presented top floor flat part of a traditional tenement building in the vibrant Leith district of the city within walking distance of an excellent range of local amenities and also Edinburgh City Centre. The property would be suitable for a range of buyers and is brought to the market in move-in condition.

COUNCIL TAX BAND B.
TRAIN STATION APPROXIMATELY 1.2 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT APPROXIMATELY 11.2 MILES TO EDINBURGH AIRPORT.
BUSES/TRAMS WITHIN 400 METRES.

LOCATION

Leith, a vibrant and fashionable area of the city with a distinctly cosmopolitan ambience. Home to The Royal Yacht Britannia, there is a wonderful variety of trendy restaurants (including three Michelin starred restaurants), galleries, bars and bistros, all within walking distance, as is the popular Shore area. Leith Walk offers an eclectic mix of small speciality shops as well as a large branch of Tesco and Leith Farmers' Market (every Saturday) is the perfect place to pick up fresh local produce. The property is located next to Dalmeny Park and close to the open expanse of Pilrig Park and Leith Links while there are also various local access points to the city's cycle path network and the Water of Leith walkway. Also within easy reach are the designer shops on George Street, Harvey Nichols, John Lewis and the new St James Quarter. The Omni Centre is close by and plays host to a multi-screen cinema, a Nuffield Health Gym and Leisure Club and a number of eateries. The Playhouse Theatre is next door and is also surrounded by a range of restaurants. Princes Street and the city centre are readily accessible via regular public transport services which also serve many other parts of the city. The tram stop at Balfour Street offers direct, quick and easy access to Edinburgh Airport.

EXTRAS:
ALL FITTED FLOOR COVERINGS, SOME LIGHT FITTINGS, SOME WINDOW BLINDS, CURTAIN POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN & COOKER HOOD.

