



RALPH SAYER
SOLICITORS & ESTATE AGENTS

15/4 Sloan Street
Leith, Edinburgh EH6 8PL

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Nestled close to Dalmeny Street Park, this beautiful period flat offers a perfect blend of charm and modern convenience. Located between Leith Walk and Easter Road, you'll find an array of delightful shops, charming cafes, and artisanal bakeries just a short stroll away. With easy access to the city centre and the Shore district, this location is ideal for those who appreciate city living.

On the second floor, you find a welcoming hallway which draws you into immaculately presented interiors that exude elegance and warmth, enhanced by original stripped and varnished floorboards. The highlight of this stunning flat is undoubtedly the west-facing sitting and dining room, where natural light pours through twin casement windows fitted with 'plantation shutters'. This inviting space features a period fireplace and decorative cornicing and it's perfect for relaxing or entertaining. The sleek kitchen offers ample storage and a range of appliances, providing both functionality and style. A large walk-in cupboard in the hall provides versatile storage solutions. Hive smart heating provides an energy efficient solution and peace of mind. Retreat to the tranquil rear of the property where you'll discover two elegant double bedrooms designed for relaxation and a stylish shower room which completes this fantastic home.

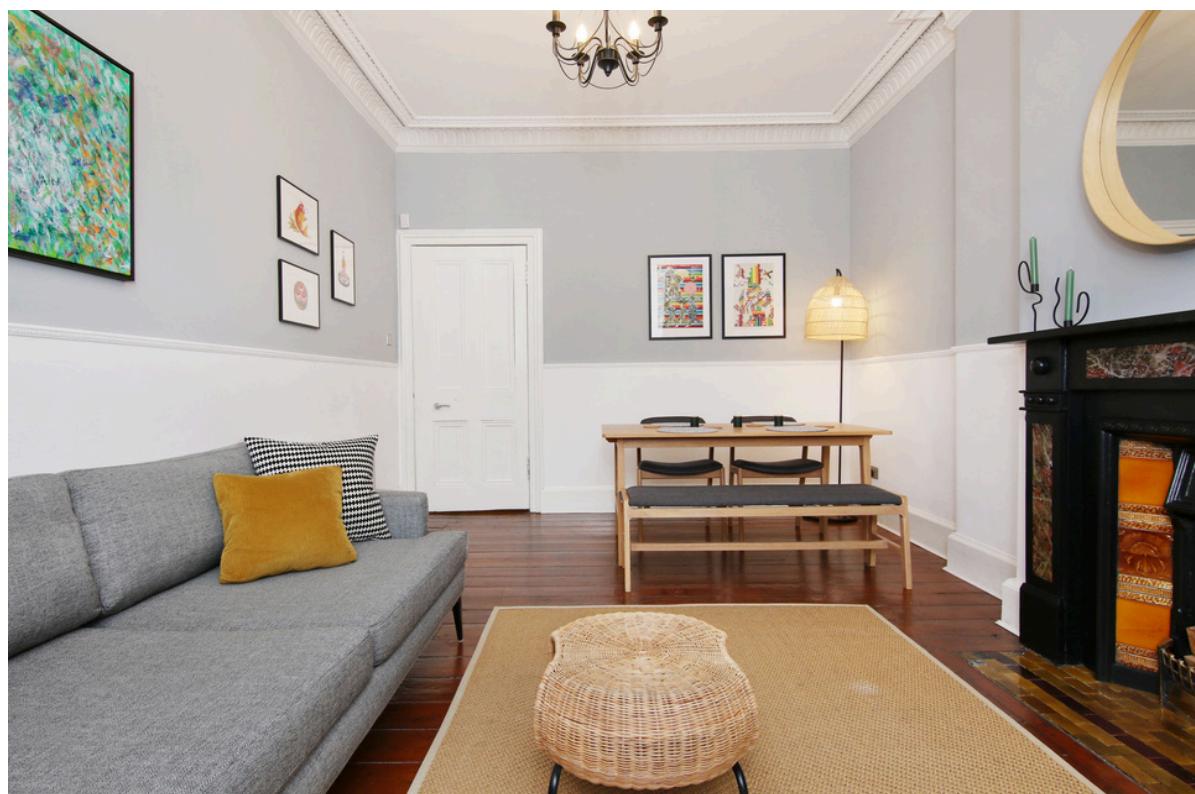
Property Summary

- Traditional second floor flat
- West-facing sitting & dining room
- Sleek modern kitchen
- Two appealing double bedrooms
- Stylish three-piece bathroom
- Gas central heating - controlled by Hive. New boiler 2019 - annually serviced
- Original sash & casement windows
- Well-maintained shared rear garden
- On-street parking: Metered & Permit (Zone N7)
- EPC Rating - C | Council Tax band - B

The development is maintained by Edinburgh Block Management; an annual fee of £420 covers the costs involved in general maintenance, stair cleaning and grass cutting. Any repairs charged separately by majority agreement.

Extras: fitted floors, blinds, and all kitchen appliances, to be included in the sale.

Home Report Value - £300,000







Stunning
traditional
2nd Floor flat



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dream property!



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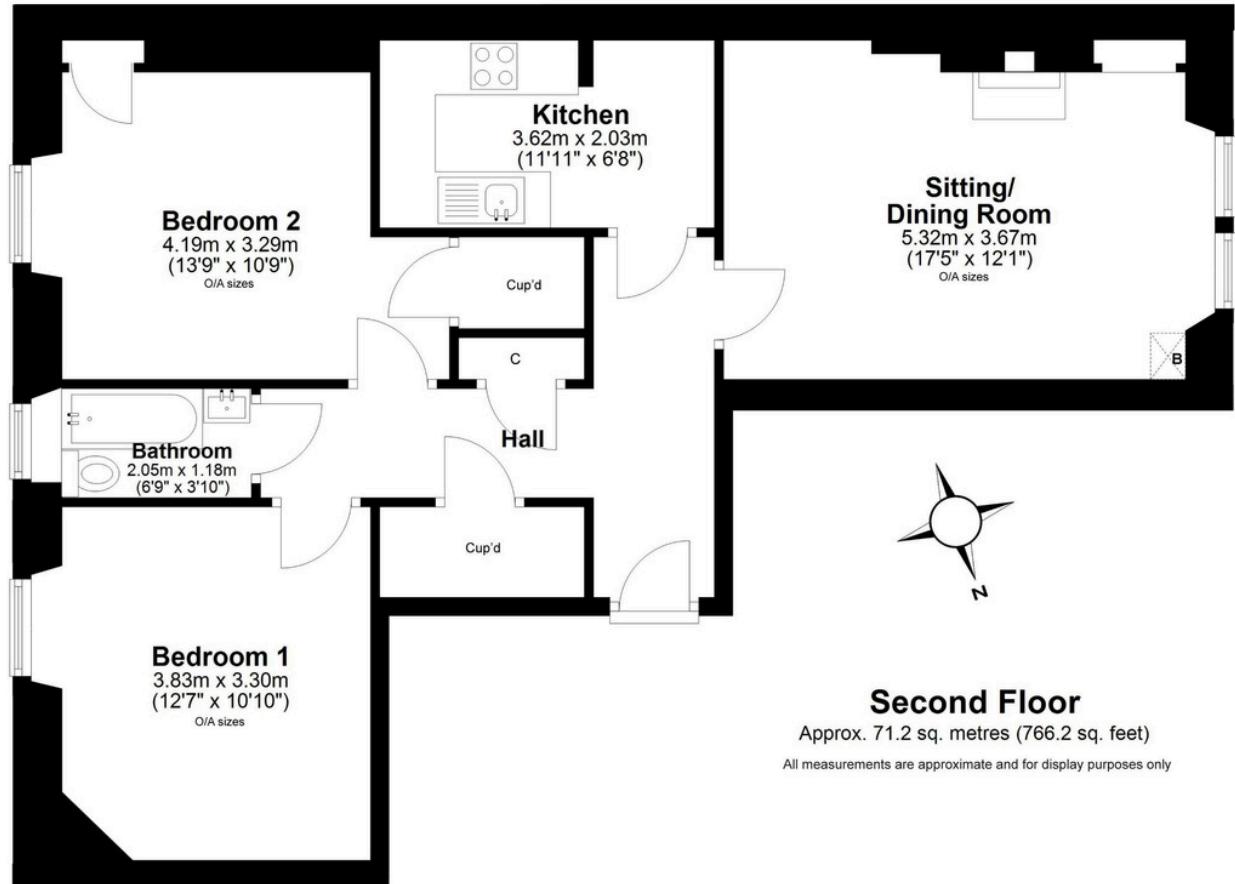


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Second Floor

Approx. 71.2 sq. metres (766.2 sq. feet)

All measurements are approximate and for display purposes only



Location

Sloan Street lies equidistant between Leith Walk and Easter Road. Leith is a vibrant, eclectic area, and a popular central location for commuters to the city centre or down to the Scottish Office and the vibrant Shore district. There is a wide range of amenities, with an independent retailers and a choice of eclectic bars, cafes and restaurants. An abundance of entertainment is all within easy reach, with the city's theatres, museums and the Edinburgh International Festival. Public transport is well catered for with regular bus and the tram services, which can take you to the Gyle business park and Edinburgh International airport. Waverley Station can be easily reached by foot.