



Solicitors & Estate Agents











Offers Over
£275,000

44/8 Sloan Street

Leith | Edinburgh | EH6 8RQ

An excellent opportunity has arisen to purchase this spacious and bright top floor flat forming part of a traditional tenement benefitting from lovely traditional features throughout, situated within the sought after area of Leith, close to a host of fantastic local amenities and transport links including the tram link only a short walk away. Offering flexible living accommodation, this attractive property requires internal viewing to be fully appreciated.

-  2/3 Bedrooms
-  1/2 Public Rooms
-  1 Bathroom with shower over bath
-  Pleasant open outlook
-  Permit/metered parking
-  Communal garden
-  EPC Rating – E
-  Council Tax Band - C



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage and a useful box room offering a versatile space, stylish fitted kitchen/ dining pleasantly overlooking the rear and open plan to the bright living space with walk-in pantry, generously proportioned principal bedroom/reception room, two further well proportioned double bedrooms and attractive bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the washing machine, fridge/freezer, integrated oven/hob and integrated dishwasher.

Gardens & Parking

There is a lovely, well maintained communal garden located to the rear and permit/metered parking is available to the front and surrounding area.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

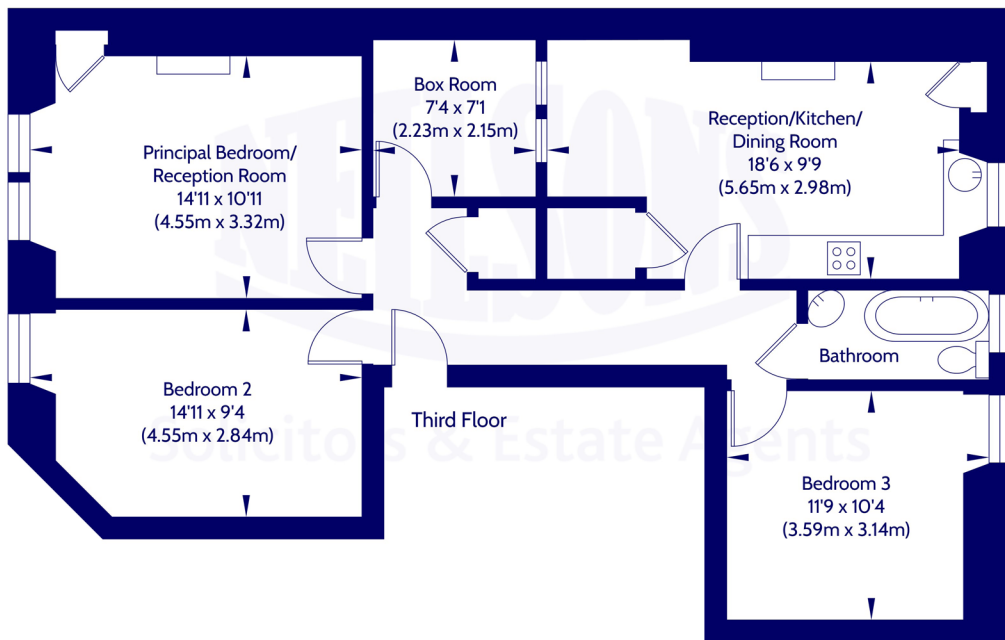
The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within close proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus and tram service to the City Centre and surrounding areas and tram service direct to the Airport. The City-Bypass is easily accessible with links to central Scotland's main motorway network.



Approx. Internal Area 78 Sq M / 839 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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