



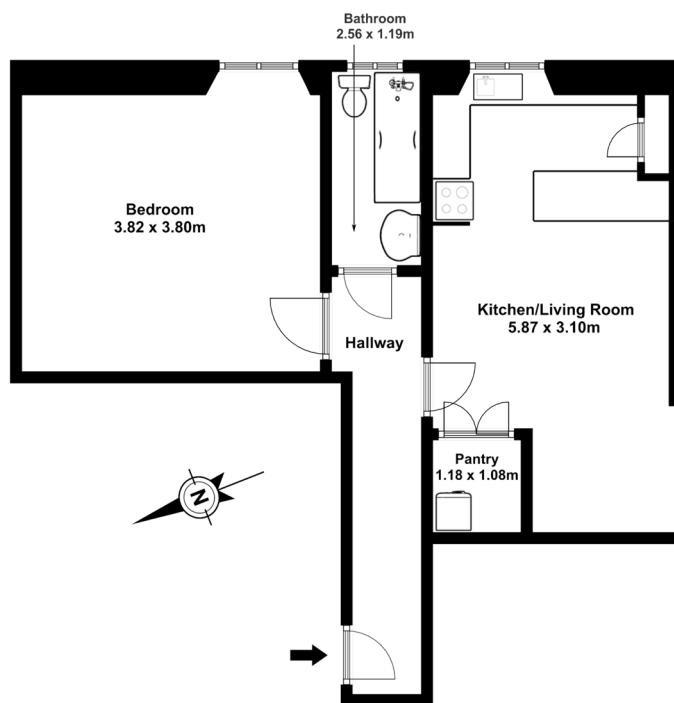
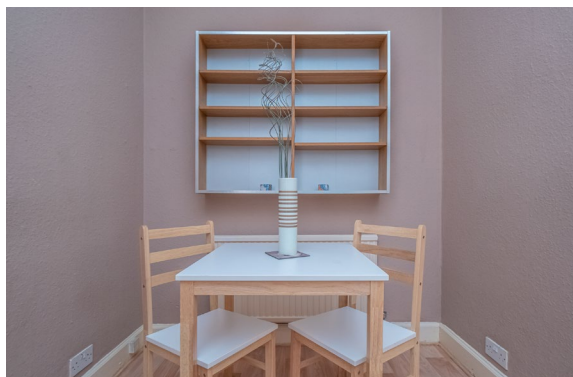
SMART



25 IFI Sloan Street, Leith, Edinburgh, EH6 8PN

Traditional one bedroom first floor flat in the sought after Leith location minutes walk to the newly finished tram line.

- Open plan kitchen living room
- Fully tiled modern bathroom
- Shower over bath
- Gas central heating
- Double Glazing
- Secure stair entry system
- On street permit parking
- Well-kept shared garden
- EPC – C
- Council tax – B



Smart Property is a trading name of Temple & Co Solicitors, SC415576, Registered office: 1 St Colme Street, Edinburgh, EH3 6AA

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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espc