



36/8 Sloan Street
Leith, EH6 8PH

Deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Living Room/ Dining Room
- Kitchen
- One Double Bedroom
- Bathroom
- Communal Rear Garden
- On-Street Permit Parking
- GCH
- EPC Rating – D



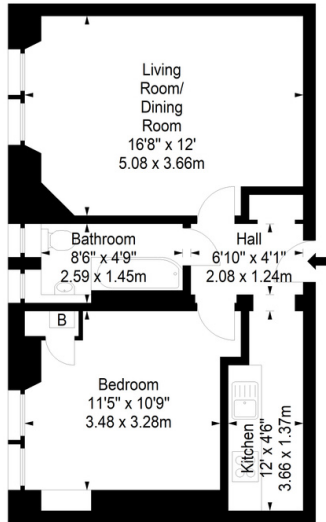
Forming part of a traditional tenement building, this well-presented third floor flat enjoys a desirable location in the sought-after area of Leith. The property is ideally placed close to a wide range of local amenities and offers easy access to Edinburgh's city centre. Excellent transport links, including regular bus and tram services, provide quick and convenient travel around the city and beyond. The accommodation comprises a welcoming entrance hallway, bright and spacious living/dining room, a fitted kitchen, generously sized double bedroom, and a bathroom with shower. Externally, residents benefit from a well-maintained communal rear garden, and on-street permit parking is available in the area. Additional features include gas central heating. Included in the sale are the floor coverings, cooker, oven, hob, hood, fridge-freezer, washing machine, and light fittings. All appliances are sold as seen, with no warranty provided.



Sloan Street,
Edinburgh,
Midlothian, EH6 8PH



Approx. Gross Internal Area
477 Sq Ft - 44.31 Sq M
For identification only. Not to scale.
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Third Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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