

48/6 Sloan Street Edinburgh EH6 8RQ

Offers Over £230,000

- Large living room featuring ornate cornice and gas fireplace
- Kitchen/diner fitted with a range of units, large pantry cupboard and appliances included
- Two double bedrooms
- Large box room
- Bathroom fitted with three-piece suite and electric shower over bath
- Gas central heating and double glazing
- Well kept communal garden
- On-street permit parking

Council Tax Band: C
Tenure: Freehold
Shared Ownership: N



1



2



1



EPC C



Flat

Blair Cadell is delighted to present this fantastic two-bedroom flat, situated in the vibrant heart of Leith. Boasting excellent local amenities and convenient access to the city centre, this property is ideal for a wide range of buyers and is a must-see.

The accommodation features a spacious living room featuring ornate corning, perfect for entertaining guests. The kitchen/diner is equipped with a variety of floor and wall-mounted units, a gas cooker, large pantry cupboard offering plenty of storage space and includes appliances in the sale. Both double bedrooms are generously sized and there is a box room that would serve as the perfect home office or guest room. The bathroom is fitted with a three-piece suite and an electric powered shower over the bath. The property benefits from gas central heating and double glazing throughout. Externally, there is a well-maintained communal garden at the rear and residents' permit parking is available. *No warranties provided for systems or appliances.*

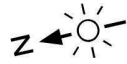
Leith Walk lies to the north of the city centre, which is reachable within approximately 20 minutes on foot or via frequent public transport links nearby. The city bypass can be accessed at Newcraighall, offering routes to the south via the A1, the airport, and the central belt motorway network. The area provides a variety of shopping options, including a nearby Tesco superstore and Ocean Terminal, which hosts a range of High Street retailers. Leith is also home to many recreational facilities such as Leith Links, The Playhouse Theatre, Omni Centre, and a wealth of popular bars, cafes, and restaurants. The St James Centre, offering an extensive array of shops, dining options, and entertainment venues, is also within easy reach.

Viewing by appointment on 0131 337 1800

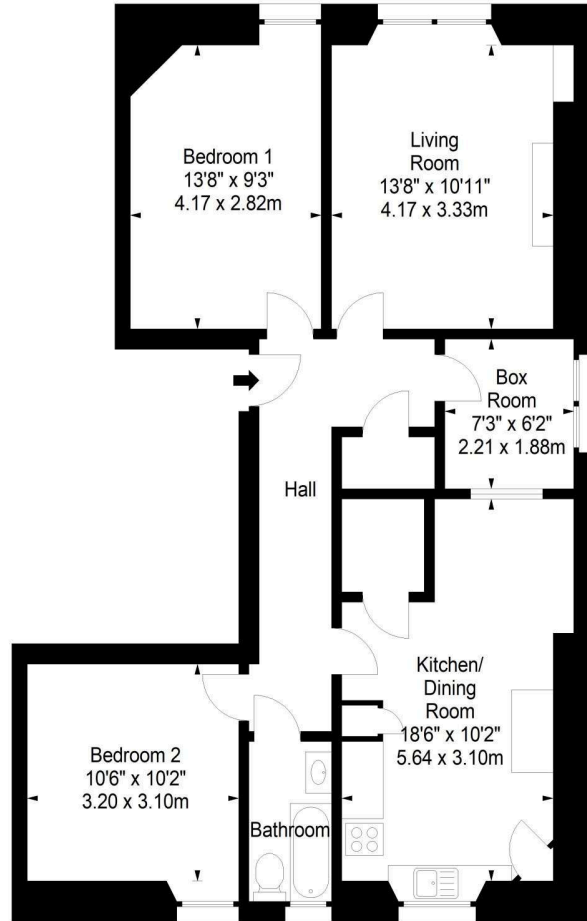




Sloan Street,
Edinburgh,
Midlothian, EH6 8RQ



Approx. Gross Internal Area
831 Sq Ft - 77.20 Sq M
For identification only. Not to scale.
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Second Floor



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