



Leith

48/3 (1F1) Sloan Street
EH6 8RQ



First Floor Flat

OFFERS OVER £235,000

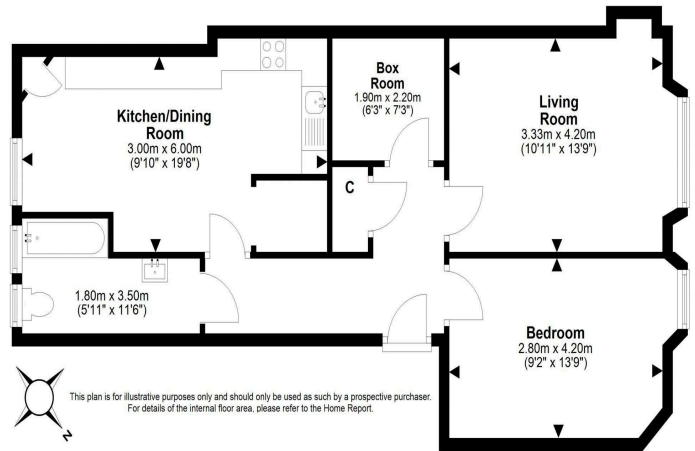
- Hallway
 - Living room
 - Dining Kitchen
 - Double bedroom
 - Box room
 - Bathroom
-
- Gas central heating
 - Double glazing
 - Zoned on street parking
 - Excellent transport links
 - Well maintained communal rear garden

Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321









Viewing is highly recommended of this spacious 1 bedroomed flat situated within the ever-popular Leith area. There is a wide selection of shopping facilities all within easy reach in addition to a choice of cafes and bars. The property is a short distance from the trendy shore area and would appeal to a variety of first-time buyers and buy to let investors. There is a range of High Street shops, cafes, restaurants, multi-screen cinema and gym in the nearby Ocean Terminal as well as regular bus and tram services to the City Centre and surrounding areas.

The flat is accessed via a shared stair and opens to an L shaped entrance hall which has an entry phone handset, a deep storage cupboard, and a box room off with borrowed light from the hall. The living room is situated to the front and has twin windows, fireplace with ornate surround, cornice and an Edinburgh press. The spacious dining kitchen is to the rear with base and wall units, slot in cooker, freestanding fridge freezer, a separate under counter fridge, washing machine, a deep pantry cupboard and another cupboard housing the boiler. A double bedroom is found to the front. Completing the accommodation is a rear facing bathroom with WC, wash hand basin, and bath with overhead electric powered shower unit.

Additional benefits include gas central heating, double glazing, on street parking (zoned), and a well-maintained shared rear garden.

EXTRAS

All aforementioned white goods, curtains/ blinds, carpets and light fittings to be included in the sale (no warranties to be given).

OFFERS

Offers Over £235,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc