



52 (2F1) Sloan Street

Leith, Edinburgh, EH6 8RQ



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Generous 2nd floor flat with period features in the popular Leith area

- Sitting room
- Kitchen/dining room
- Double Bedroom
- 3-piece bathroom
- Period features
- Ideal for first time buyer/investor
- Popular & convenient location
- Communal garden
- Residents' permit & on-street parking
- Gas central heating & double glazing



Offers Over £210,000

EPC Rating: C

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

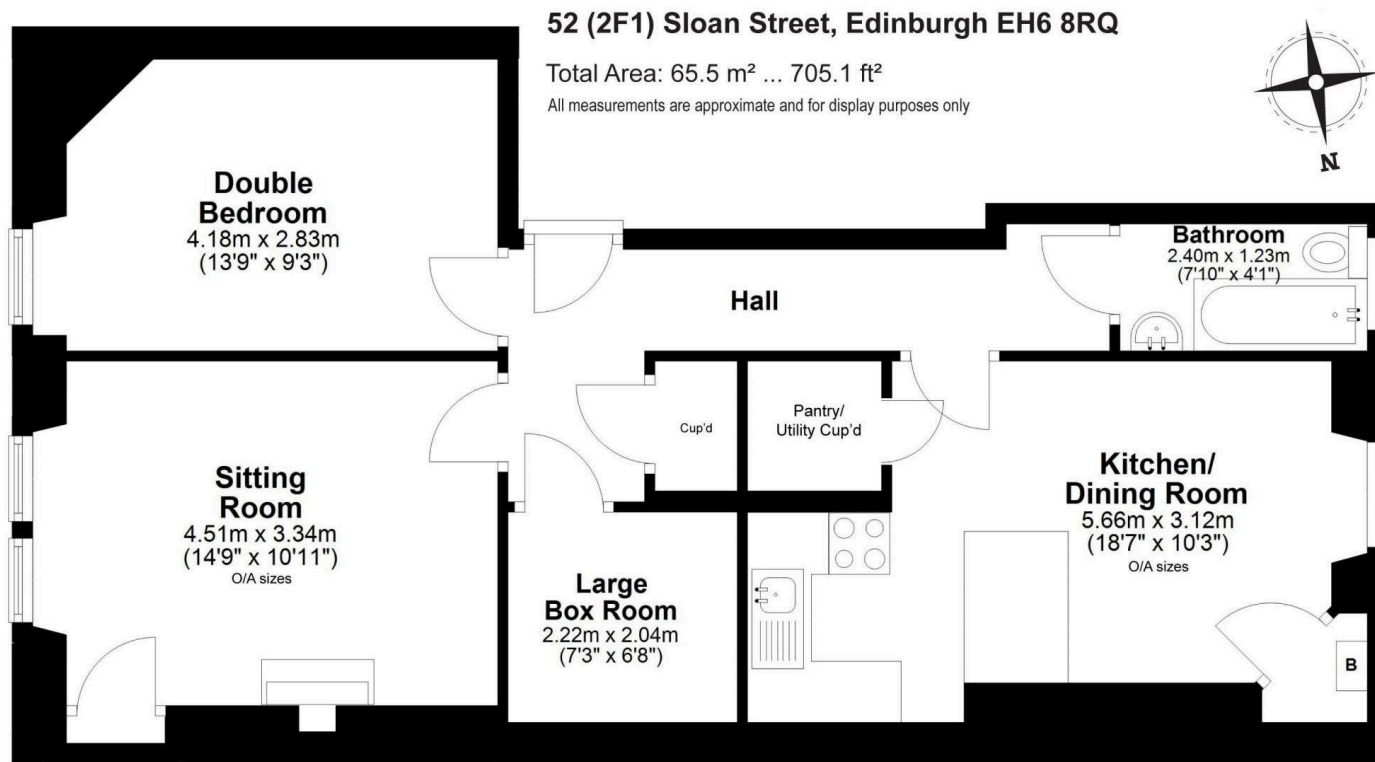
Situated between bustling Leith Walk and Easter Road, this 2nd floor flat offers generous and flexible accommodation. Requiring decorative upgrading and modernising, the property is ready for the new owner to put their stamp on and offers charming period features, including ceiling cornicing and roses, and a feature fireplace. The flat is filled with natural light and enjoys an open outlook over Dalmeny Street Park.

Further benefits include gas central heating and double glazing. There is also a communal rear garden.

Extras

All fitted floor coverings, light fittings, cooker, fridge/freezer and washing machine are included in the sale price.





Second Floor

Location

Leith is situated a short distance to the north of the city centre. Within the vicinity there is an excellent range of local amenities, including shops and recreational facilities. Nearby Leith Walk offers an array of artisan coffee shops, bakeries, trendy bars, eateries and independent shops. The Playhouse Theatre and the Omni Centre are just short walk or tram away. Supermarkets include Lidl on Easter Road and Tesco at the foot of Easter Road. Waverley Station and St Andrews Square bus station are also easily accessible. Efficient bus & tram services run to and from the area to the city centre and Edinburgh Airport. There are good road links to all major motorway networks. Close by, you can enjoy walks and picnics in Dalmeny Street Park. Leith Links, Holyrood Park and Arthur's Seat are also within easy reach.





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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

☎ 0131 622 2626

✉ property@vmh.co.uk

🌐 vmh.co.uk

📄 DX: 552210, Edinburgh 68

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