



RALPH SAYER
SOLICITORS & ESTATE AGENTS

9/3 South Sloan Street

Leith Walk, Edinburgh EH6 8SS

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Nestled on a tranquil residential street in the Leith Walk neighbourhood, this charming first floor flat offers a peaceful retreat with the convenience of nearby Dalmeny Street Park and a tram stop on Leith Walk. Enjoy a shared garden to rear and on-street resident permit parking. Beautifully presented throughout, the property boasts ample storage, a spacious lounge/diner, ideal for entertaining, modern fitted kitchen, a two well-proportioned bedrooms, one with built-in wardrobes and a stylishly three piece bathroom. The hall houses a utility cupboard with washing machine plumbed in.

Extras: fitted floors, light fittings, curtains, blinds, electric stove, washing machine and all integrated kitchen appliances, are to be included in the sale.

Other items available by separate negotiation.

Property Summary

- Situated close to Dalmeny Street Park & a tram stop
- First floor flat
- Spacious lounge
- Modern fitted kitchen
- Two well-proportioned double bedrooms
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Shared garden to the rear
- On-street permit parking (Zone 7)
- EPC Rating - C | Council Tax Band - B



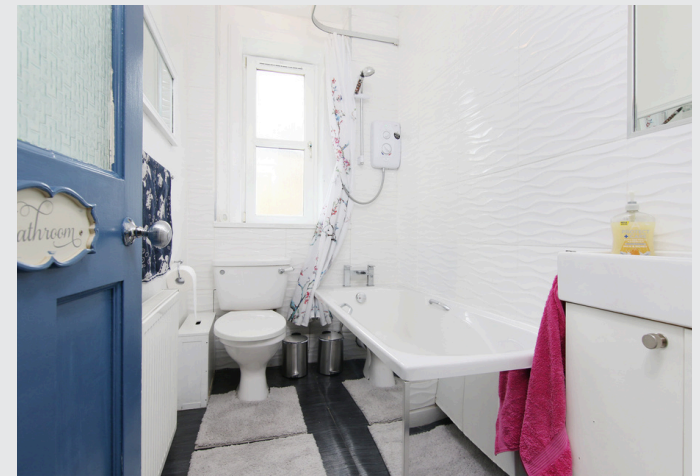
Home Report Value - £230,000





Lovely, first
floor flat, close
to the lovely
Dalmeny Street
Park





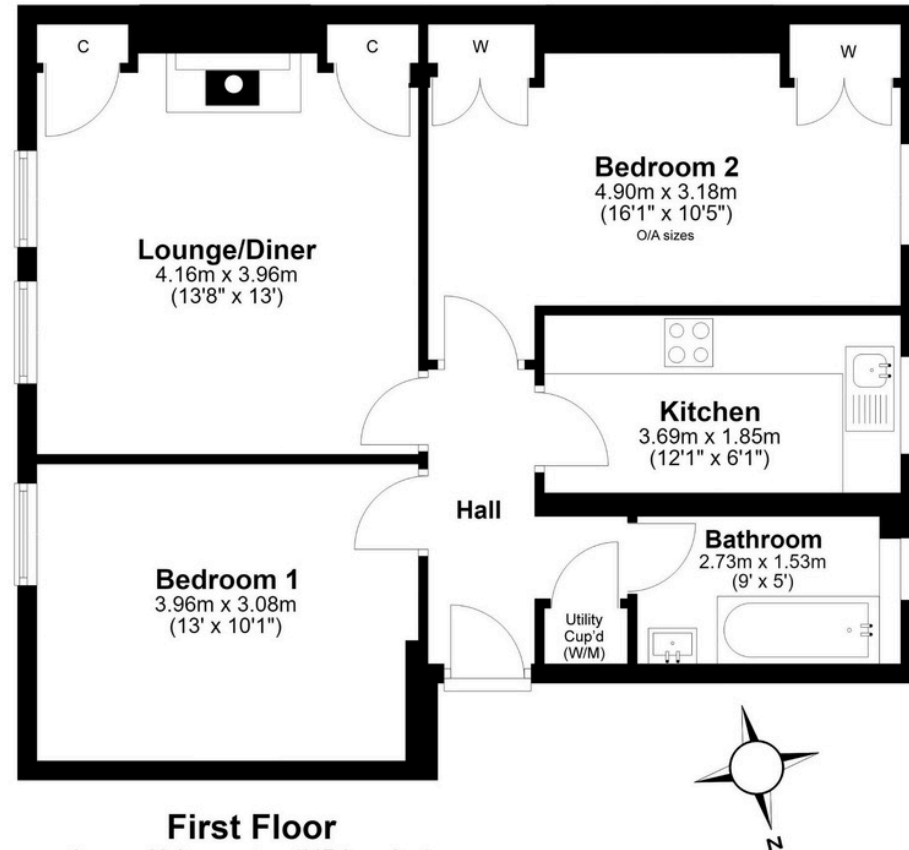
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dream property!



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First Floor
Approx. 62.0 sq. metres (667.0 sq. feet)



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Location



NEARBY DALMENY STREET PARK

South Sloan Street lies equidistant between Leith Walk and Easter Road. Dalmeny Street Park is a stones throw away. Leith is a vibrant, eclectic area, and popular, central location, for commuters to the city centre or down to the Scottish Office and the vibrant Shore district. There is a wide range of amenities, with a independent retailers and a choice of eclectic bars, cafes and restaurants. An abundance of entertainment is all with-in easy reach, with the city's theatres, museums and the Edinburgh International Festival. Public transport is well catered for with regular buses and the tram stop on Leith Walk, which can take you to the Gyle business park and Edinburgh International airport. Waverley Station can easily reached by foot.