










Offers Over
£210,000

5/5 South Sloan Street

Leith | Edinburgh | EH6 8SS

Quietly positioned on the second floor of a tenement building, this impressive two-bedroom flat enjoys a prime setting in the ever-popular Leith area. The property is ideally suited to couples, professionals, or anyone seeking a characterful home close to excellent local amenities and superb transport links.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

The spacious accommodation briefly comprises a welcoming entrance hallway leading into a bright and airy twin-windowed reception room, offering an ideal space for both relaxing and entertaining. The modern fitted kitchen features a range of base and wall-mounted units, complemented by contrasting worktops and a stylish splashback. There are two well-proportioned double bedrooms, each benefiting from fitted wardrobes, along with a bathroom fitted with a three-piece suite and shower over the bath. Additional benefits include gas central heating and double glazing throughout.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, washer/dryer and fridge freezer.

Gardens & Parking

Externally, there is a communal garden to the rear, while permit and metered on-street parking is available for residents and visitors alike.

Viewing

By appointment through Neilsons (0131 625 222).





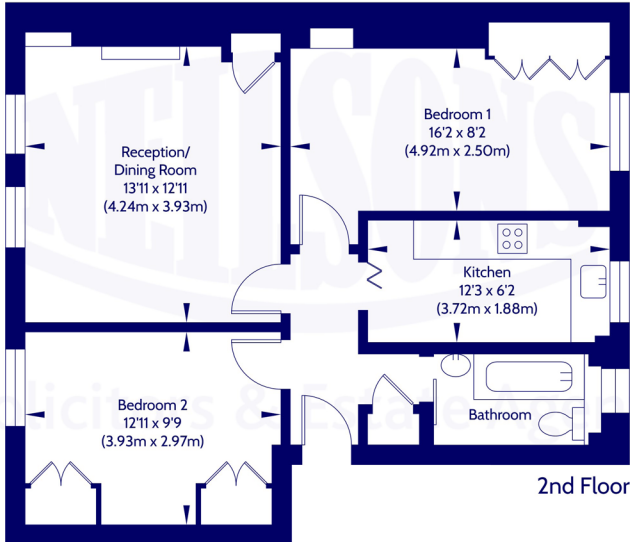
Location

The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within close proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus and tram service to the City Centre and surrounding areas and tram service direct to the Airport. The City-Bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 61 Sq M / 658 Sq Ft.



2nd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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