

58/8 Sloan Street

LEITH, EDINBURGH, EH6 8RQ



IDEAL FIRST-TIME-BUYER OR BUY-TO-LET
INVESTMENT OPPORTUNITY



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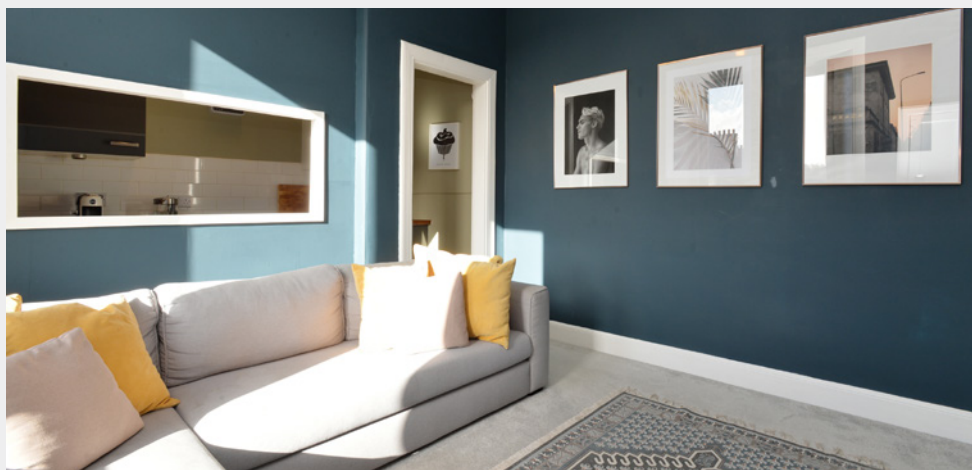


An excellent opportunity has arisen to acquire this popular one-bedroom third-floor flat, making for an ideal first-time-buyer or buy-to-let investment opportunity while being well located within the popular Leith area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order and has had both the kitchen and bathroom redone recently. The property comprises; entrance hallway, large double bedroom with bay window, a lounge/kitchen which has lovely views of Arthurs Seat and finally the bathroom with three piece suite completes the accommodation.

This property also benefits from; secure door entry system, a communal rear garden, accessed via the stairway and more than adequate unrestricted on-street parking to accommodate residents and visitors alike.

the lounge

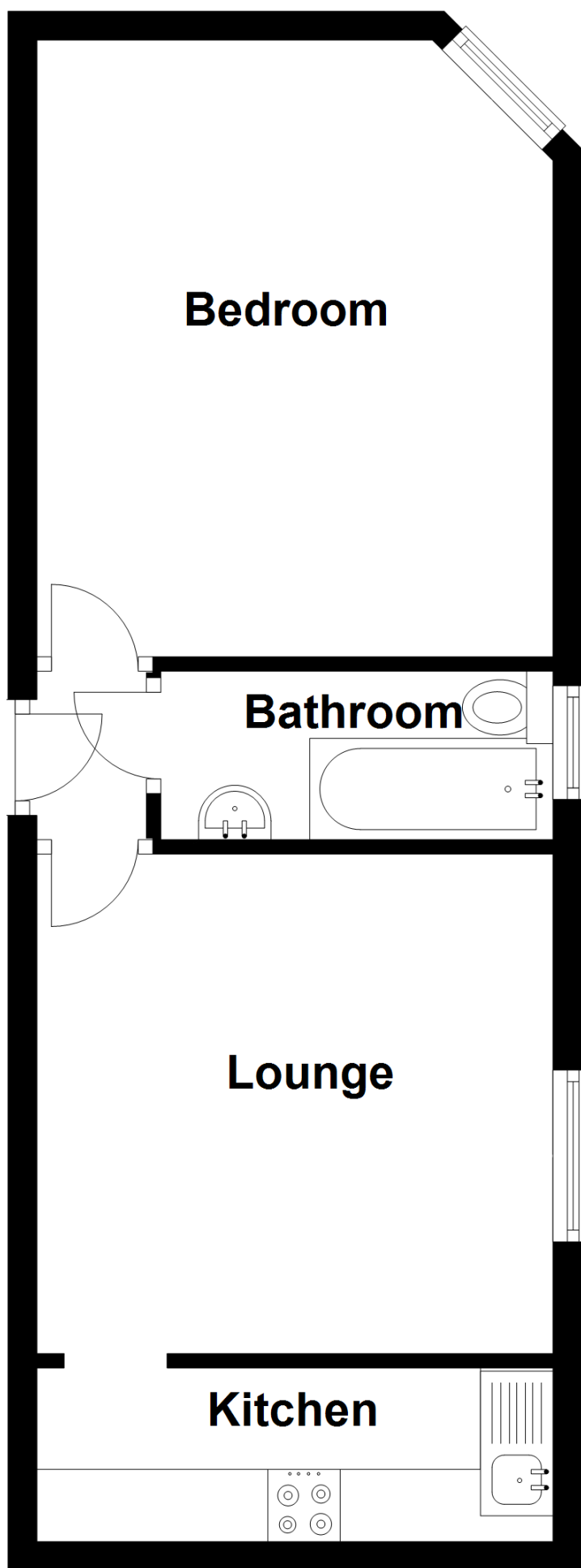




the bedroom







Approximate Dimensions
(Taken from the widest point)

Lounge	3.56m (11'8") x 3.45m (11'4")
Kitchen	3.38m (11'1") x 1.20m (3'11")
Bedroom	4.26m (14') x 3.56m (11'8")
Bathroom	2.71m (8'11") x 1.16m (3'10")

Gross internal floor area (m²): 40m²

EPC Rating: D

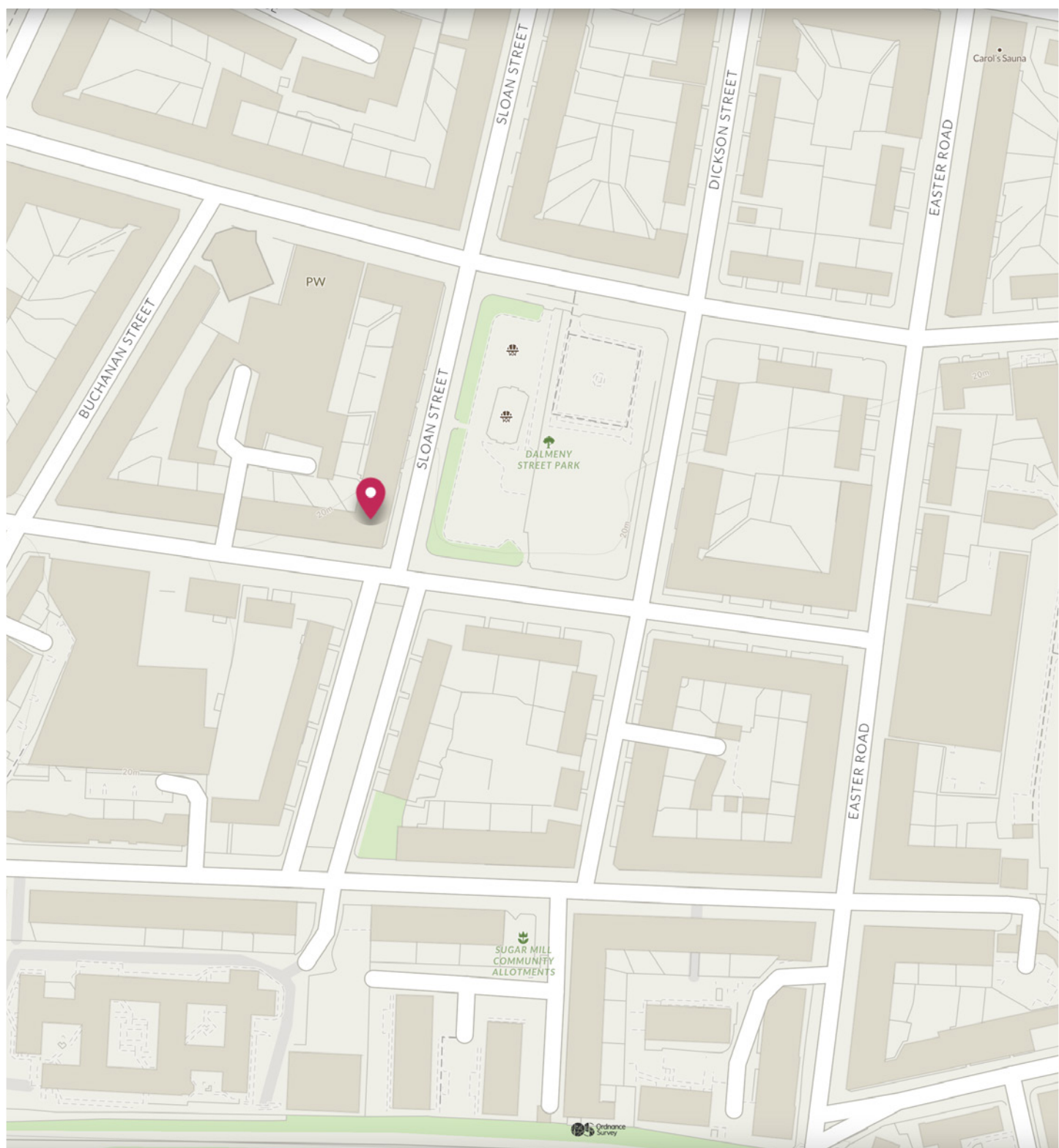


This property is situated in the very heart of Leith and many would consider this area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes by bus takes you to Ocean Terminal where further shops, restaurants and cinema can be found.

Many would consider Leith to be an independent community, of course, and certainly, it is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere. The Shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the City By-pass.

The Location



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Part
Exchange
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