

58/6 Sloan Street

EASTER ROAD, EDINBURGH, EH6 8RQ



An excellent opportunity has arisen to acquire this popular one-bedroom second-floor flat



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An excellent opportunity has arisen to acquire this popular one-bedroom second-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.

THE LOUNGE/KITCHEN



Internally this accommodation consists of an entrance hallway with all rooms located off and a lounge/kitchen which requires modernisation and benefits from a large larder cupboard.

A bright and spacious bedroom with stunning open fireplace 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 property does require modernisation throughout.

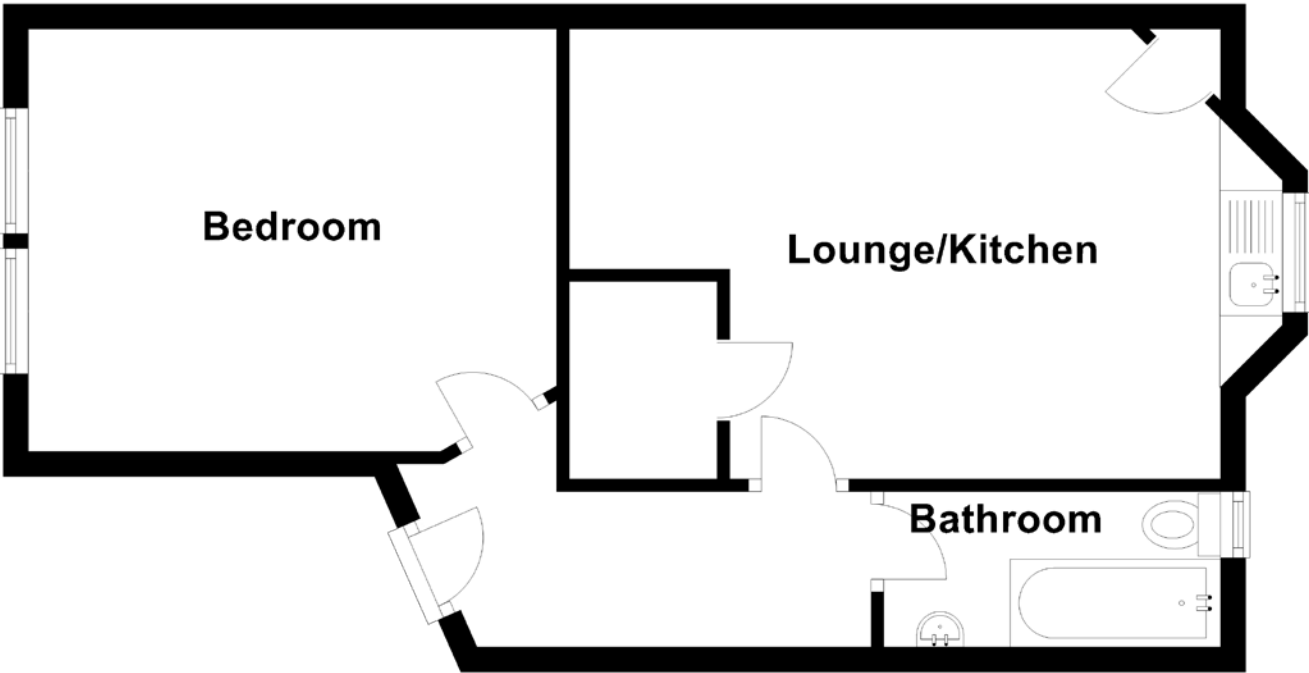
THE BEDROOM



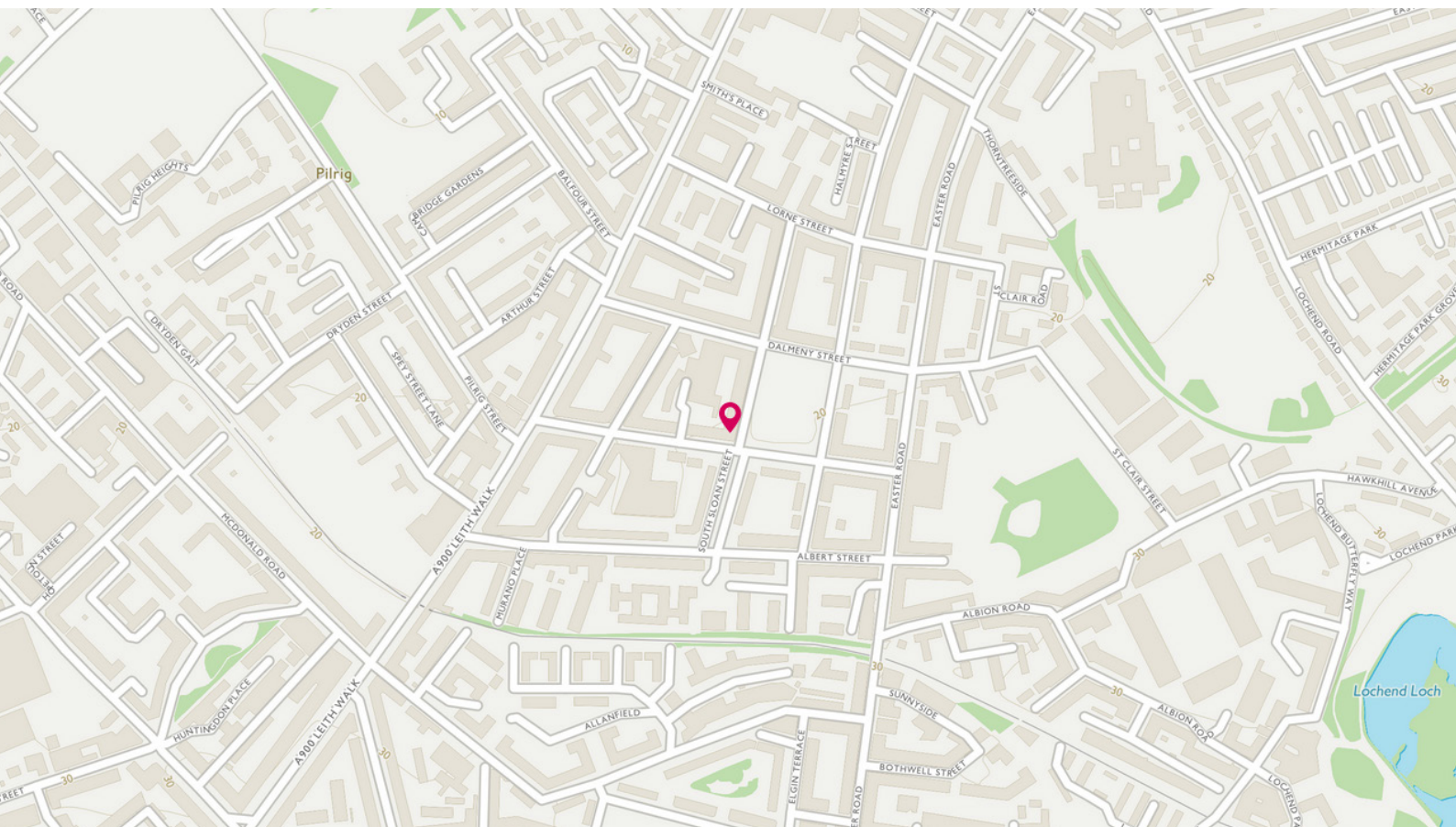
THE BATHROOM



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)	Bedroom	4.22m (13'10") x 3.37m (11'1")
Lounge/Kitchen	5.20m (17'1") x 3.59m (11'9")	Gross internal floor area (m ²): 44m ² EPC Rating: E
Bathroom	2.69m (8'10") x 1.24m (4'1")	



THE LOCATION

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.



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