




McEwan Fraser Legal
Solicitors & Estate Agents
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7, 44 Sloan Street
EDINBURGH, EH6 8RQ

THE LOCATION

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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.



7, 44 SLOAN STREET

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An excellent opportunity has arisen to acquire this popular one-bedroom top-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 briefly consists of; an entrance hallway with a storage cupboard and another cupboard which houses the water tank, a bright and spacious lounge and well proportioned, bright kitchen/dining room.

Finally, there is a spacious double bedroom and a three-piece, partially tiled bathroom with an over-head shower as well as a large box room which can be used as either additional sleeping space or home office space.

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.



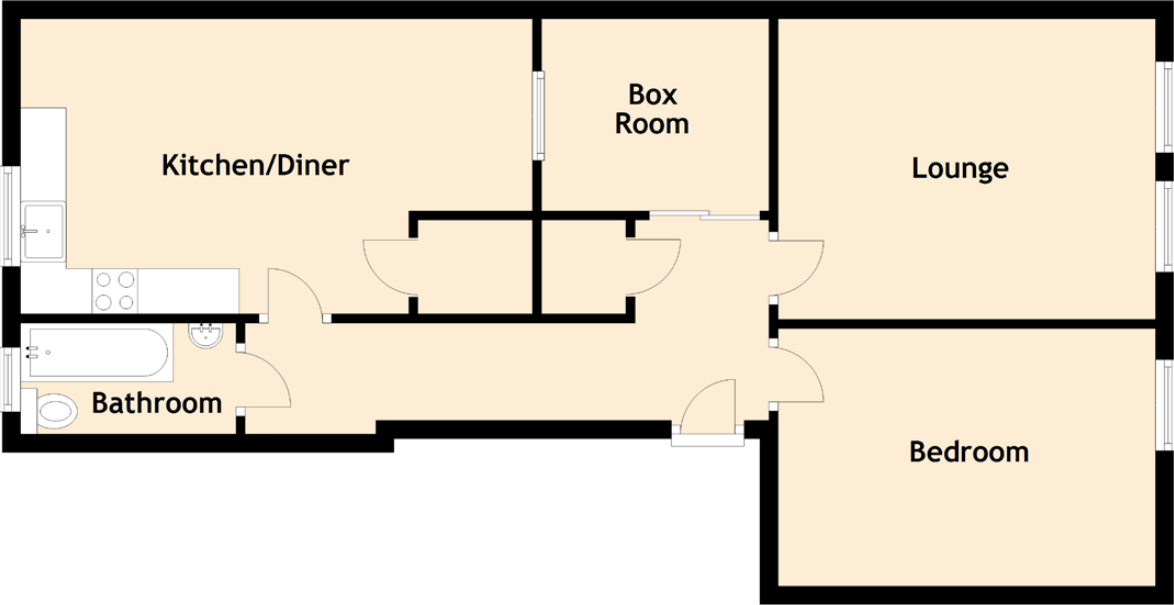






SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

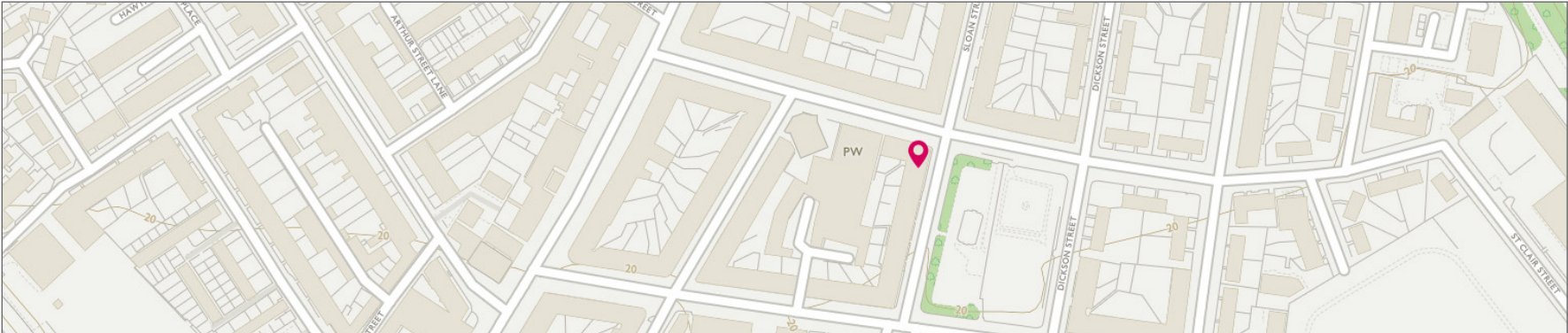


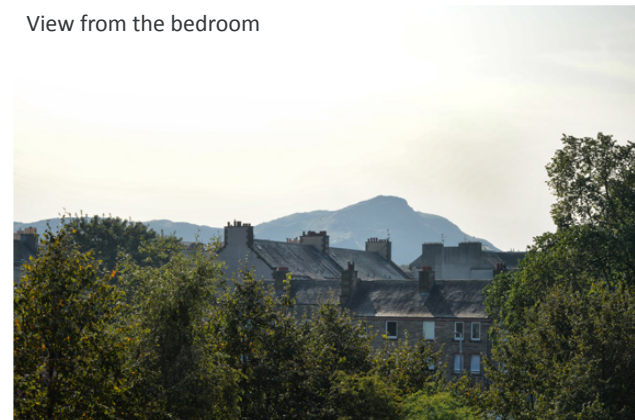
Approximate Dimensions
(Taken from the widest point)

Lounge	4.15m (13'7") x 3.30m (10'10")
Kitchen/Diner	5.63m (18'6") x 3.24m (10'8")
Bedroom	4.15m (13'7") x 2.83m (9'3")
Box Room	2.50m (8'2") x 2.11m (6'11")
Bathroom	2.37m (7'9") x 1.22m (4')

Gross internal floor area (m²): 64m²

EPC Rating: E





View from the bedroom

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Part
Exchange
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Text and description
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