



54 (PF2) Sloan Street, Edinburgh, EH6 8RQ

Spacious two-bedroom ground floor flat with renovation potential close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

54 (PF2) Sloan Street is a bright and spacious two-bedroom ground floor flat situated in the popular Leith and neighbouring Easter Road area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property offers excellent renovation potential, subject to local authority consents.

Entrance hall; bright sitting room overlooking the front with Edinburgh press; spacious kitchen / dining room with two storage / pantry cupboards; two good-sized bedrooms; and a bathroom with electric shower overhead.

ACCOMMODATION

Entrance hall. Living room. Kitchen / Dining room. Two bedrooms. Bathroom.

Gas central heating. Double glazing. Communal garden. Residents permit and pay & display on-street parking.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
 3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
 4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
 6. These particulars are not intended to nor will they form part of any contract.
 7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

LOCATION

Sloan Street lies within the popular Leith district on the northeast side of the city, just over 1 mile from the Princes Street. Local shops cater for everyday needs including a Tesco and Lidl supermarket on Easter Road, Sainsbury's, and Tesco Express on Leith Walk, with more extensive shopping at the new St James Quarter with its selection of high street stores, cinema, bars, and restaurants. Leith Walk and the cosmopolitan Shore area of the city, also only a short distance away, can now be accessed by the new trams system down to Newhaven. Leisure and recreational facilities include the Omni Centre, Edinburgh Playhouse Theatre, and the Royal Commonwealth Pool, with Pilrig Park, Leith Links, Carlton Hill, and Water of Leith Walk & Cycle Pathway ideal for pleasant walks. Regular buses operate to and from the city centre and surrounding areas, with Waverley Train Station and St Andrew's Bus Station within proximity. The City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

INCLUDED IN SALE

All current fitted fixtures and fittings.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

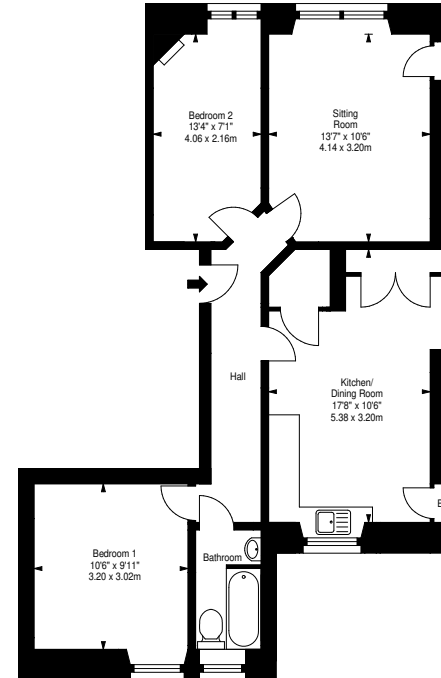
The property has a Council Tax Band **C**

The property has an Energy Rating Category **D**

Flat 2,
54 Sloan Street,
Edinburgh,
Midlothian, EH6 8RQ



Approx. Gross Internal Area
691 Sq Ft - 64.19 Sq M
For identification only. Not to scale.
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Ground Floor

