



Property Description

Light and tastefully presented, two-bedroom, third-floor (top) flat of an established residential development. Located in the popular Leith area, north of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a shower room.

Highlights include a fitted kitchen with appliances, a modern bathroom, single glazing, gas central heating and light tasteful decor. An ideal starter home or buy-to-let, superbly placed for connections around the city, with all furnishings available for inclusion in the sale.

The development includes a secured entry system, a shared drying green at the rear, and zoned parking to the front.

The entrance hallway provides access to all rooms and leads through to the living/dining room, which is finished with carpeted flooring throughout and complemented by light, neutral décor. The kitchen features contemporary wood-effect flooring, a matching wood-effect worktop, and a stylish splashback, along with a stainless steel sink and drainer, integrated oven, gas hob with canopy extractor above, washing machine, and fridge freezer.

Both bedrooms are finished with carpeted flooring, with bedroom one further benefiting from a built-in cupboard offering excellent storage space. Completing the property is a modern three-piece shower room, which includes a separate shower cubicle.

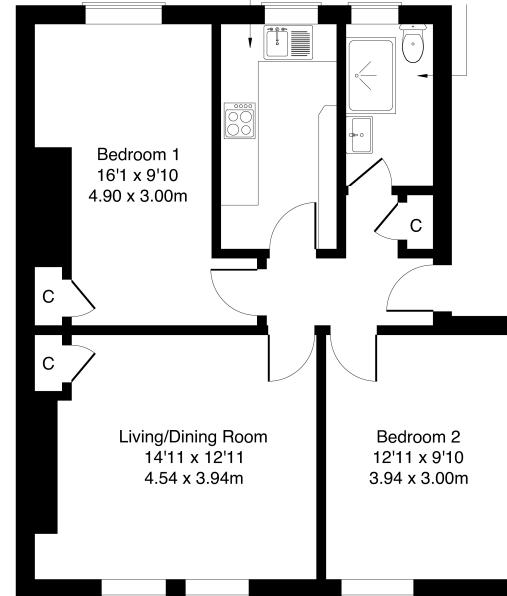
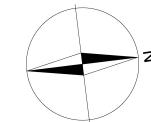


5/7, South Sloan Street, Edinburgh, EH6 8SS

Approximate Gross Internal Area: (667 sq ft - 62 sq m.)

Kitchen
12'2 x 6'2
3.71 x 1.88m

Shower Room
8'8 x 4'8
2.63 x 1.42m

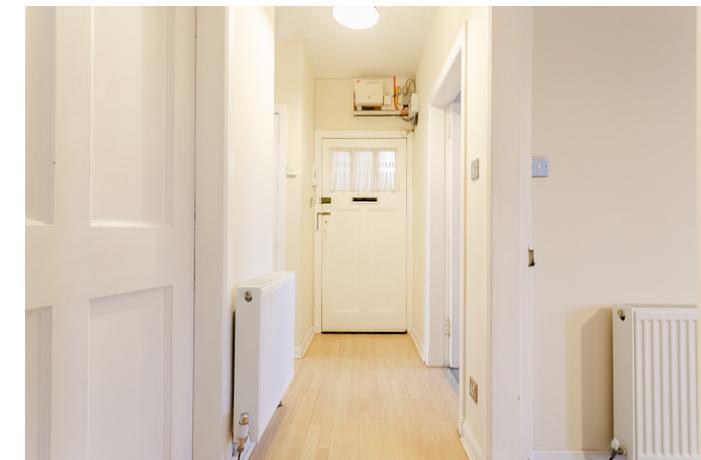


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Leith is a vibrant and historic port district of Edinburgh, known for its maritime heritage and dynamic city atmosphere, offering a diverse range of boutique shops, artisan cafés, lively bars, restaurants, and supermarkets throughout. The nearby Shore boasts a cosmopolitan selection of bars, bistros, and Michelin-starred dining, while Ocean Terminal, the Omni Centre, and the recently redeveloped St James Quarter provide an array of high-street stores, eateries, gyms, and multi-

cinemas. Green spaces are abundant, with Leith Links, Pilrig Park, and the scenic Water of Leith Walkway all within easy reach. The area is popular with families, benefiting from several primary schools and secondary education at Leith Academy. Well connected by road via the A199 and A900, Leith also enjoys excellent public transport links, including regular bus services along Leith Walk and the new tram extension linking Edinburgh Airport to Newhaven.





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