



5/5, Sloan Street, Edinburgh, EH6 8PL

Light & Tastefully Presented, Two-Bedroom, First-Floor, Corner-Aspect Flat
25% Shared Ownership



Property Description

Opportunity to acquire a 25% shared ownership* of this light and tastefully presented, two-bedroom, first-floor, corner aspect flat, of an established residential development. Conveniently located in the popular Leith area, north of Edinburgh city centre.

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

Highlights include a fitted kitchen with appliances, a modern bathroom, and a characterful bay window in the lounge. In addition, there is double glazing, electric heating, and good storage, with contemporary flooring and lighting.

The development includes a secured entry system, a shared rear yard with an allocated bike/storage area, and zoned parking on the surrounding streets.

*The remaining 75% share of the property is owned by LINK Housing Association - any new purchaser must meet the eligibility criteria and will be required to undergo an application form reviewed by LINK group.

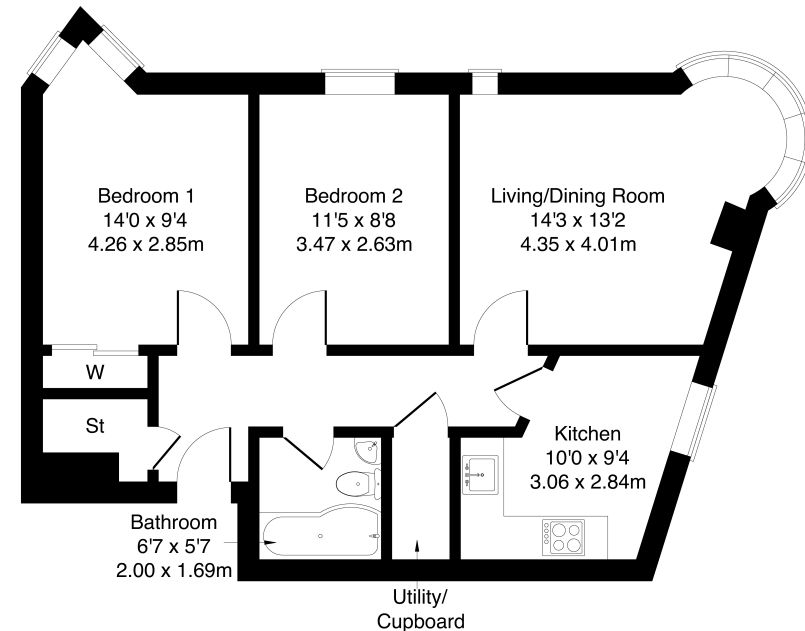
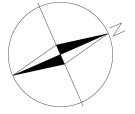
A welcoming entrance hall provides access to all rooms within the property and benefits from a convenient built-in storage cupboard positioned to the left upon entry. Set to the rear, the bright and spacious living/dining room features attractive wood-effect flooring, a central light fitting and a large bay window that allows for an abundance of natural light, creating an ideal space for both relaxing and entertaining, with ample room for a dining area. Adjacent, the modern fitted kitchen is well-appointed with tiled-effect flooring, stone-effect worktops and a stylish tiled splashback. Additional features include a central light fitting and a sink with drainer, while appliances comprise a fridge/freezer, washing machine, dishwasher and a cooker with an electric hob.

Moving along the hall, bedroom one is a well-proportioned double room offering wood-effect flooring, a central light fitting and a built-in wardrobe with mirrored sliding doors, providing excellent storage. The second bedroom is also generously sized and benefits from the same wood-effect flooring, making it a versatile space suitable as a guest room, home office or additional bedroom. Completing the property, the modern three-piece bathroom is located adjacent to a useful utility cupboard and features tiled-effect flooring, a central light fitting and a tiled splashback surround, finished to a contemporary standard.



5/5 Sloan Street, Edinburgh, EH6 8PL

Approximate Gross Internal Area: (614 sq ft - 57 sq m.)



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.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

