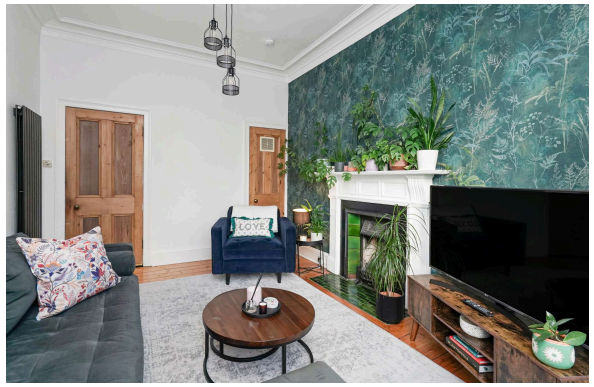



# 58/7 Sloan Street

LEITH | EDINBURGH | EH6 8RQ

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# 58/7 Sloan Street

LEITH | EDINBURGH | EH6 8RQ

Situated on Sloan Street, Edinburgh, this stylish third floor flat offers beautifully presented accommodation, combining contemporary living with attractive period charm.

The property is accessed via an entrance hallway leading to a bright and welcoming living room, featuring an attractive period fireplace which provides a lovely focal point to the space.

The contemporary kitchen diner is well equipped, offering ample worktop space together with a range of floor and wall-mounted units, providing excellent storage and practicality for everyday living.

The generous double bedroom offers comfortable accommodation, while the bathroom is fitted with a modern three-piece suite, complemented by an over-bath shower.

Offering an appealing blend of character and modern convenience, this attractive property would make an ideal home for a first-time buyer or professional purchaser, as well as an excellent investment opportunity.

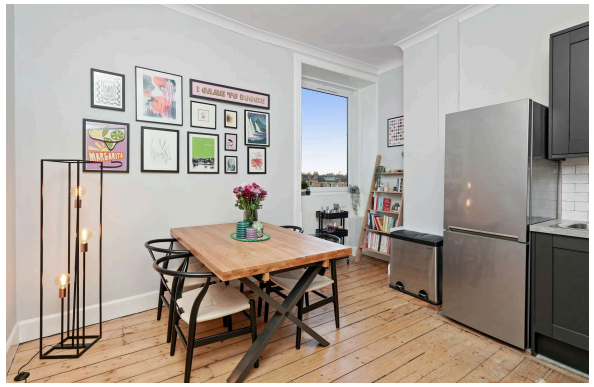
- Stylish third floor one bedroom flat with the ability to use a two bedroom with kitchen/living room combined.
- Accessed via a secure entry system
- Communal garden area to the rear
- Contemporary kitchen diner
- Close to local amenities and transport links
- Gas central heating and double glazing.

Energy Rating C. Council Tax B.

All fixtures, fittings, integrated kitchen appliances, fridge, washing machine, blinds, shelves and light fittings will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



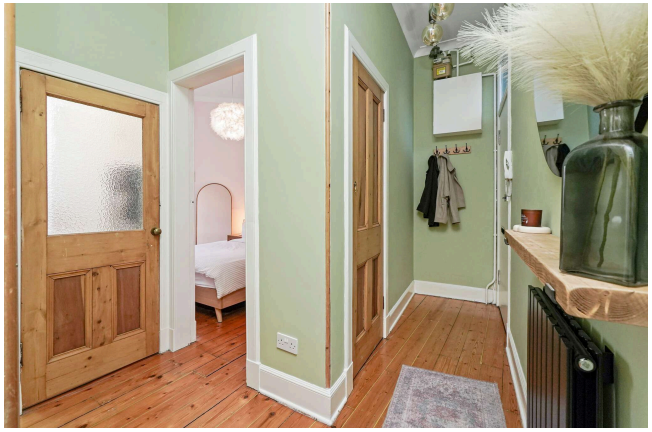




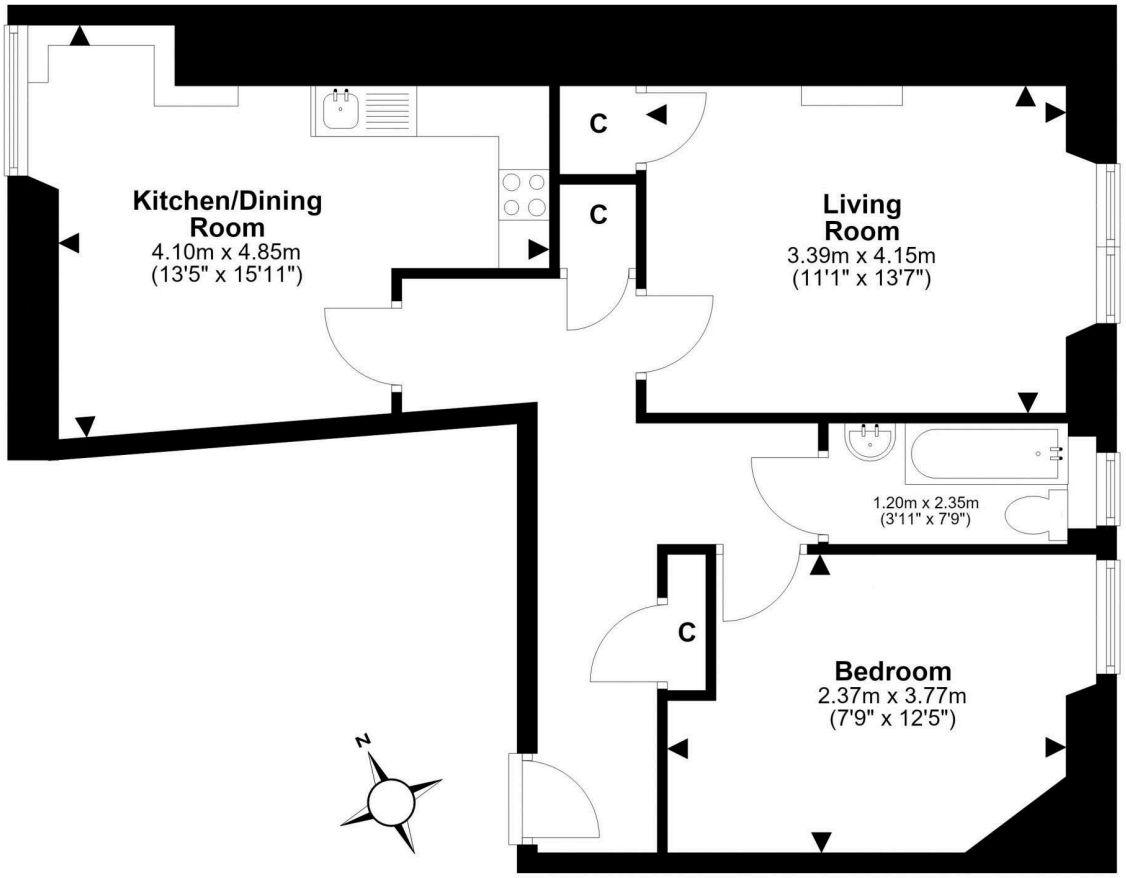
The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St james Quarter. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD
0131 667 0232
property@warnersllp.com
warnersllp.com