



**LEITH
5/5 SOUTH SLOAN STREET
SECOND FLOOR FLAT
FIXED PRICE £147,500**



Viewing is recommended of this bright and sunny second floor flat with a lovely open leafy outlook to the front and to the rear. The property is situated in South Sloan Street, Leith which is a particularly attractive street with a tree lined centre.

The property is conveniently situated to take advantage of excellent local amenities including shopping, banking and post office services. A good choice of public transport is available to the nearby City Centre and surrounding areas. The Ocean Terminal is also within easy reach and offers a wide range of High Street stores, bars, bistros and a multi screen cinema. Local recreational facilities include the Omni Centre also with a multi screen cinema, The Playhouse Theatre and a choice of Leisure Centres.

The accommodation in brief comprises: Hall, generous lounge, fitted kitchen, 2 double bedrooms and bathroom with shower.

This well presented property is being offered for sale in walk in condition and benefits from neutral décor and carpeting. Further benefits include gas central heating, double glazing, shared drying green to the rear and on street parking.

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The property is entered via a well kept common stair.

HALLWAY

Entrance hallway giving access to all the accommodation. There is a shelved storage cupboard and further high level storage and a central heating radiator.

LOUNGE Approx. 13'10" x 12'11"

A bright and generous room with front facing twin windows giving a pleasant outlook. A focal point of the room is the fireplace with wooden mantle, marble inset and hearth housing a gas fire. There is storage from a display recess and a further storage cupboard also houses the water tanks. Central heating radiator, tv aerial, telephone point and Telewest connection.

KITCHEN Approx. 12'11" x 6'1"

Situated to the rear and fitted with wall and base units with complementary work surfaces incorporating a stainless steel 1½ sink and drainer. The appliances include a stainless steel gas hob and an automatic washing machine, there is further space for a large fridge freezer and a dishwasher. Partial tiling to the walls and tiled floor.

DOUBLE BEDROOM ONE Approx. 15'10" x 8'3"

A spacious room quietly situated to the rear, excellent storage is provided from a range of fitted wardrobes with louvre fronted doors. There is also a shelved display recess, laminate flooring, 2 central heating radiators and Broadband connection.

DOUBLE BEDROOM TWO Approx. 12'6" x 9'9"

A bright front facing room again with good storage with louvre fronted doors providing hanging and shelf space.

BATHROOM Approx. 9'2" x 4'8"

The bathroom is to the rear and is fitted with a coloured three piece suite comprising, bath with shower over, wash hand basin with deep sill behind and wc. There is partial tiling to the walls and tiled floor. Spotlights and central heating radiator.

GARDEN

The property has a sunny shared garden to the rear which is laid to lawn.

EXTRAS

The sale is to include the carpets window blinds and the aforementioned washing machine.

VIEWING

By appointment please call selling solicitors on 0131 554 6321.

SURVEYORS

Please contact selling solicitors (0131) 554 6321

POST CODE

EH6 8SS

OFFERS

A Fixed Price of £147,500 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith LP 4 Leith.

The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made to survey or other suspensive conditions.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.

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