



**CRAIGENTINNY**  
**59/5 SLEIGH DRIVE**



**ESTATE AGENTS**

**TOP FLOOR FLAT (SECOND)**  
**FIXED PRICE £105,000**



Top floor flat (Second) situated within the popular area of Craigentenny to the East of the City Centre. Local shops, banking and post office facilities are available for everyday needs with more extensive shopping close by at both Morrisons at Piershill and Sainsbury's at Meadowbank Retail Park. The Ocean Terminal in Leith is also within easy distance and offers a wide range of High Street stores along with a multi screen cinema, bars and bistros. Leisure facilities in the area include Craigentenny Golf Course, Meadowbank Sports Stadium and the wide-open spaces of Leith Links and Lochend Park. Regular public transport provides easy access to the City Centre and surrounding areas and by road the City Bypass is within easy reach providing links throughout the Lothians and to the Central Motorway Network.

The accommodation in brief comprises hall, lounge, kitchen, 2 double bedrooms and shower-room.

The property does require some modernisation and upgrading but does benefit from gas central heating, double glazing, shared rear drying green and on street parking.

**FIXED PRICE £105,000**

The property is situated within a well-kept common stairway.

**HALL Approx. 18'1" x 3'3"**

This long hallway has a side-facing window and gives access to most of the accommodation.

**LOUNGE Approx. 13'10" x 12'9"**

A double windowed room situated to the front of the property giving a pleasant outlook. There is also a fireplace housing a gas fire, door to the kitchen, 2 wall up-lighters and a store cupboard also housing the hot water tank.

**KITCHEN Approx. 8'4" x 7'9"**

Another room situated to the front of the property offering a selection of wall and base units with work surfaces incorporating a stainless steel sink and drainer. There is also plumbing for an automatic washing machine, tiled splash-backs and vinyl flooring. The automatic washing machine, fridge, freezer and electric cooker are to be included in the sale.

**DOUBLE BEDROOM 1 Approx. 13'10" x 10'8"**

A rear facing double windowed room with generous fitted storage.

**DOUBLE BEDROOM 2 Approx. 11'2" x 10'7"**

This good sized second bedroom is also situated to the rear of the property with the bedroom furniture included in the sale.

**SHOWER ROOM Approx. 6'10" x 4'8"**

A split-level room situated to the rear with shower cubicle housing a Mira sport shower, wash hand basin and WC. There is also fitted storage and tiling to the walls.

**VIEWING**

By appointment telephone solicitors (0131) 554 6321.

**EXTRAS**

To include the aforementioned white goods in the kitchen (no warranties will be given) and bedroom furniture in bedroom (2) along with the carpets and garden hut.

**SURVEYORS**

Please contact solicitors (0131) 554 6321.

**POST CODE**

EH7 6ER

**OFFERS**

A Fixed Price of £105,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith LP 4 Leith.

**HOME REPORT**

A Home Report is available for this property - please contact Beveridge & Kellas for more information by calling 0131 554 6321 or by emailing [a.connery@beveridgekellas.com](mailto:a.connery@beveridgekellas.com) or [property@beveridgekellas.com](mailto:property@beveridgekellas.com).



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.