



**2 (1F3) SLOAN STREET, LEITH
FIRST FLOOR FLAT**



ESTATE AGENTS

**ENTRYPHONE - FOR SALE
OFFERS AROUND £120,000**



This spacious and sunny first floor flat would now benefit from modernisation and upgrading to the decoration, bathroom and kitchen fittings. The accommodation is flexible and there is scope to alter this one **double** bedroomed flat into a two **double** bedroomed flat if desired. The present owners did have outline planning to change the layout and the successful purchaser could do the same which would of course be subject to the usual planning consents. Sloan Street 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 giving access to all the accommodation, lounge, generous dining kitchen, bedroom, boxroom and bathroom

As mentioned there is scope for cosmetic improvements and the accommodation space is currently being used as a two bed flat with the lounge serving as a bedroom. The property has the benefit of gas central heating, secure entry phone system and access to a shared rear garden accessed from the common stair.

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The property is entered via a well kept common stair.

HALLWAY

The hall gives access to all the accommodation via stripped panelled doors. There is also storage from a traditional Edinburgh press.

LOUNGE Approx. 14'10" x 10'9"

A sunny room with front facing twin windows, ornate cornice and sanded floor. A further feature of the room is the fireplace with wooden mantle tiled inset and hearth.

DINING KITCHEN Approx. 18'7" x 10'1" (Both at widest)

Situated to the rear giving a pleasant outlook over the communal rear gardens and having ample room for formal dining. Fitted with a selection of wall and base units complete with complementary work surfaces incorporating and stainless steel sink and drainer. The gas cooker, automatic washing machine and fridge freezer are included in the sale. There is a fire surround with open grate and a further deep larder store cupboard.

DOUBLE BEDROOM ONE Approx. 15'9" x 7'9"

A good sized room with cornice and front facing window.

BOXROOM Approx. 8'2" x 4'

Situated off the hall this useful room provides excellent storage or would suit as a study.

BATHROOM Approx. 11'2" x 4'9" (both at widest)

This room has a sanded floor and is situated to the rear. The fittings comprise traditional style bath with mains shower over, WC and wash hand basin.

GARDEN

The property has access to a shared garden to the rear.

EXTRAS

The sale includes the aforementioned kitchen white goods (no warranties will be given).

VIEWING

By appointment please call Beveridge & Kellas on 0131 554 6321.

SURVEYORS

Please contact selling solicitors (0131) 554 6321

POST CODE

EH6 8PJ

OFFERS

An offers around £120,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith LP 4 Leith.



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.