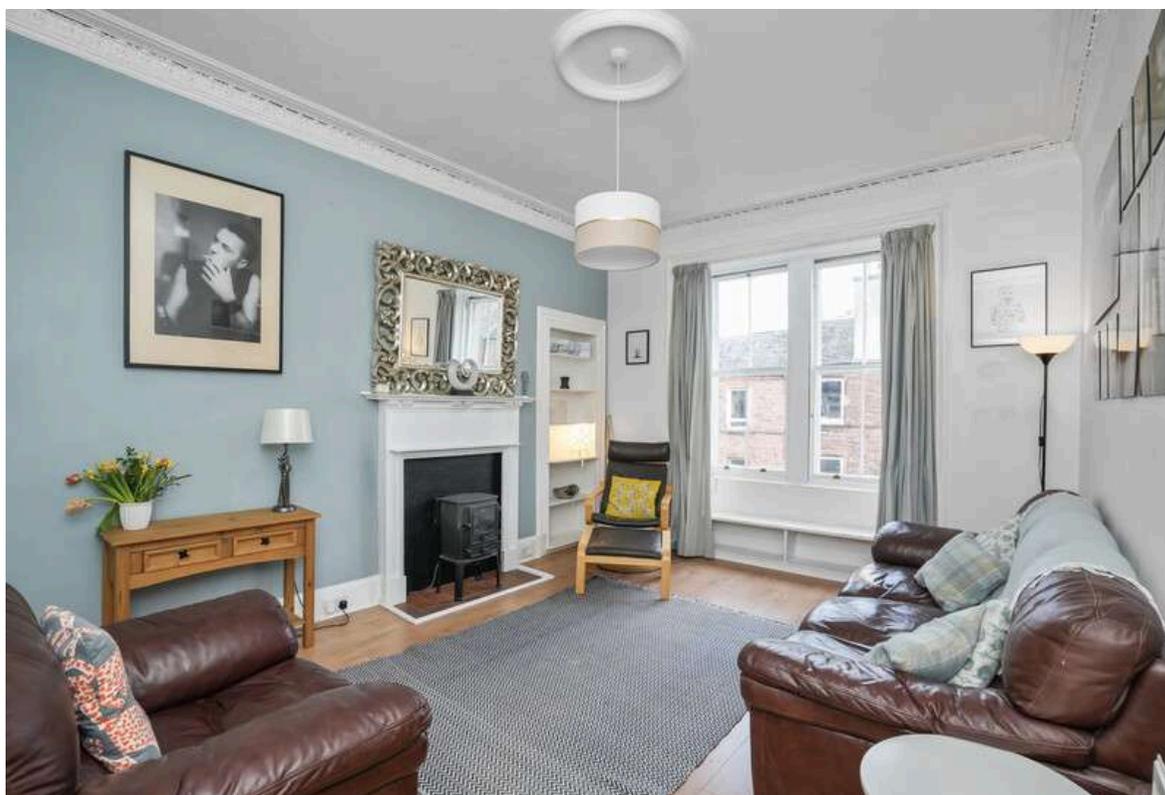




36/7 Sloan Street  
LEITH | EDINBURGH | EH6 8PH

  
**warners**  
solicitors & estate agents



## 36/7 Sloan Street

LEITH | EDINBURGH | EH6 8PH

Set in the heart of Leith, moments from excellent amenities, quick transport links and close to the city centre is this well presented top floor apartment. This property would make an ideal buy in one of the city's most sought-after locations. The accommodation comprises a welcoming hallway with two storage cupboards, bright twin windowed living room with gas stove and fireplace, traditional cornicing and press. There is a fully fitted kitchen currently with attractive units, a pantry, a dining area, washing machine, dryer, fridge/freezer, gas hob, oven and fan and a boiler cupboard. There is also a well proportioned bedroom and the property also boasts a further versatile box room. Completing the accommodation is the stylish bathroom with a waterfall shower over the bath and heated towel rail. The property also benefits from secure entry, gas central heating, and a shared garden.

- Traditional tenement
- Heart of Leith location
- Welcoming hallway
- Bright lounge
- Fitted kitchen
- Well proportioned bedroom
- Stylish bathroom
- Versatile box room

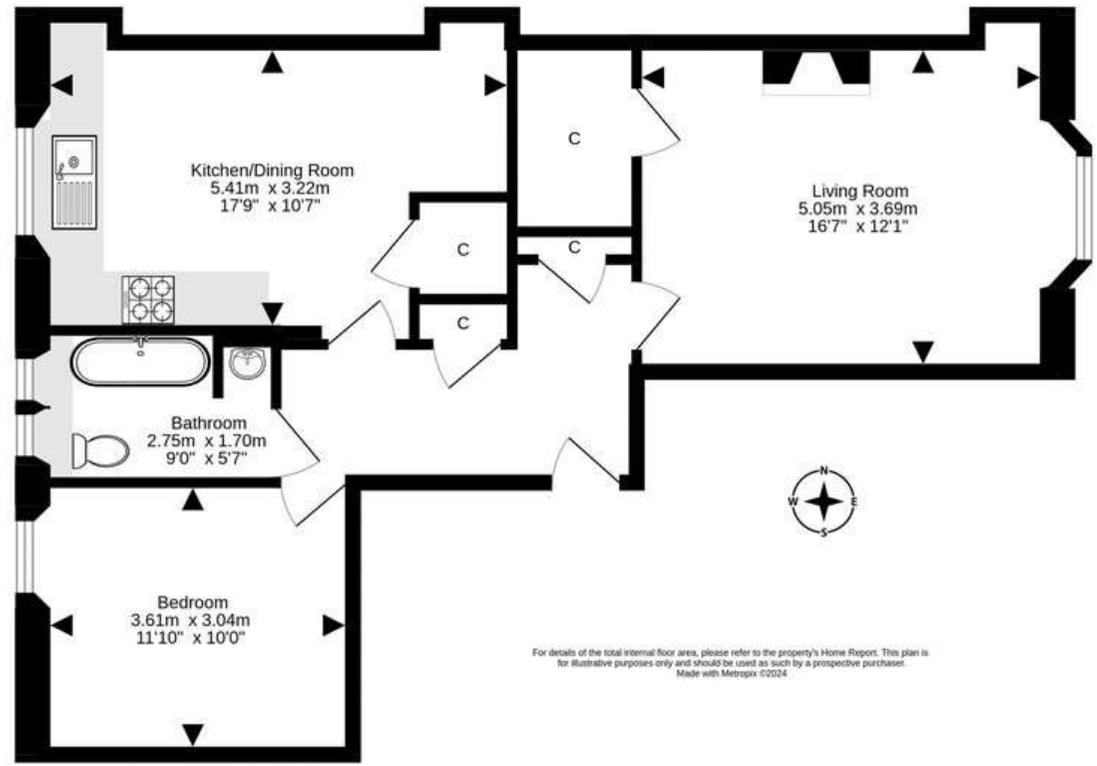
All items are included in the sale of the property (if required).  
EPC rating D.

**PRICE & VIEWING:** Please refer to our website,  
[www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The vibrant and cosmopolitan area of Leith voted as one of the best places to live by The Times in 2019 is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and restaurants. 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 spaces of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. It benefits from an excellent public transport system with 24-hour buses and a new tramline connecting Leith to the city centre and Edinburgh airport.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metroplan 02024