

**9 3F1 Sloan Street
EDINBURGH EH6 8PL**

Offers Over £230,000

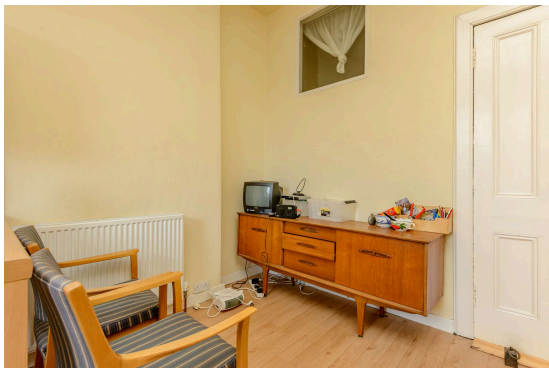
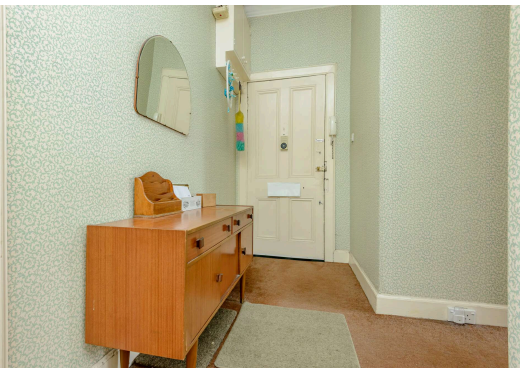
- 1 bed plus box room tenement property
- Spacious hallway
- Lounge with double windows and period features
- Dining kitchen
- Spacious double bedroom
- Box room
- Bathroom with three piece suite & electric shower
- Communal gardens & Permit parking

Council Tax Band: B

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



Third Floor Tenement Flat

9/3F1 Sloan Street is an attractive and generously proportioned second-floor flat, forming part of a traditional Edinburgh tenement. Situated in the vibrant and highly sought-after area of Leith, the property is ideally positioned within easy reach of a superb selection of local amenities, independent cafés whilst frequent bus services, along with the nearby tram, provide swift and convenient access across the city.

Whilst the property would benefit from modernisation, it retains a wealth of characterful period features and presents an exciting opportunity for buyers to create a stylish home within a superb location.

The accommodation is well proportioned throughout, beginning with a spacious hallway offering a large storage cupboard and additional press. The generous lounge, enhanced by double windows, is flooded with natural light, while attractive period features add character and charm, creating an inviting space ideal for both relaxing and entertaining. The dining kitchen is well-appointed and provides a range of wall and floor-mounted units, a large pantry cupboard, and an electric oven with gas hob. The spacious double bedroom offers a peaceful and comfortable retreat, while a box room adds excellent flexibility, making it ideal as a home office, nursery, or occasional guest room. Completing the accommodation, the bathroom is fitted with a three-piece suite and an electric shower. Further benefits include double glazing and gas central heating throughout. Externally, residents can enjoy a well-maintained communal rear garden, with on-street permit parking readily available. The bathroom is fitted with a three-piece suite and an electric shower. Please note: the property is sold as seen, with no warranties provided for any systems.

The property is situated in the heart of Leith one of Edinburgh's most vibrant and sought-after districts. The city centre is within easy walking distance or just a short journey via the area's excellent public transport links, including a recently extended tram service just minutes away. For those commuting further afield, the Edinburgh city bypass is easily accessible at Newcraighall, providing swift connections to the A1, Edinburgh Airport, and the national motorway network.

The local area offers an outstanding range of amenities, including a Tesco superstore, Ocean Terminal shopping centre, and the impressive new St James Quarter, home to a variety of high-street retailers, restaurants, and entertainment venues.

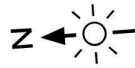
Recreational and cultural attractions are abundant, with Leith Links, The Playhouse Theatre, the Omni Centre, and an exciting array of cafés, bars, and restaurants all close by. Whether you're looking for relaxed weekends or a vibrant social scene, Leith Walk offers the perfect blend of convenience and character.

Viewing By appointment 0131 337 1800

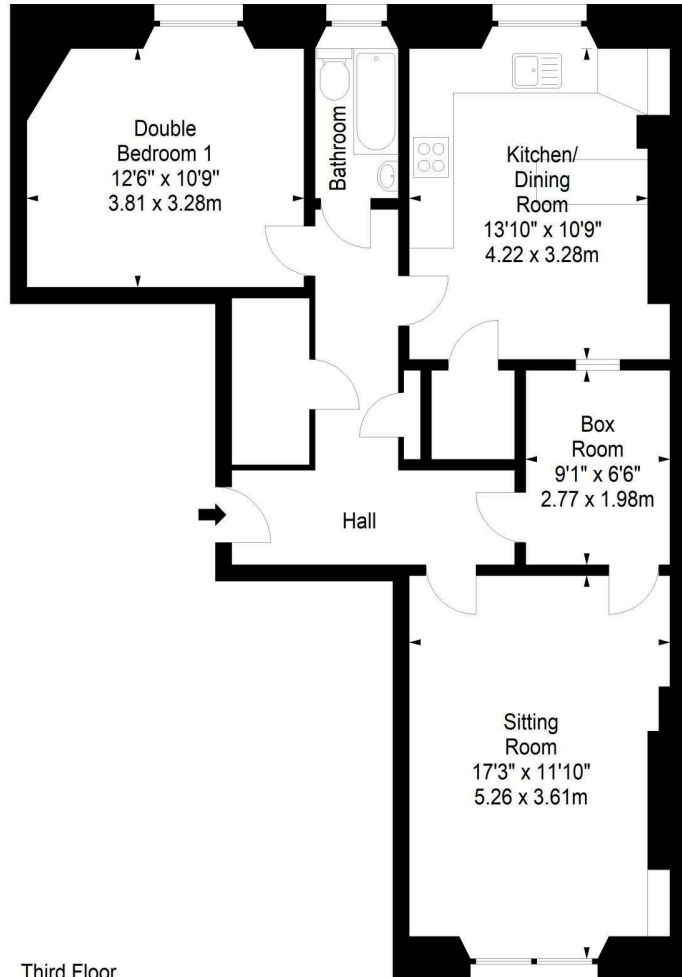




Sloan Street,
Edinburgh, EH6 8PL



Approx. Gross Internal Area
774 Sq Ft - 71.90 Sq M
For identification only. Not to scale.
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