



**5/13 SLOAN STREET  
LEITH WALK, EDINBURGH, EH6 8PL**

**OFFERS OVER  
£110,000**

Purdie & Co are delighted to bring to the market this bright and spacious top floor flat forming part of a mature development in the ever popular Leith district of Edinburgh. There is generously proportioned accommodation and the property benefits from good storage and regular public transport.

#### ACCOMMODATION

Hall, living room, kitchen, double bedroom, bathroom. On-street parking

#### VIEWING

By appointment through Purdie & Co on 0131 346 7240



**Purdie & Co**  
**Solicitors &  
Estate Agents**

69 Haymarket Terrace, Edinburgh  
EH12 5HD  
Tel: 0131 346 7240 • Fax: 0131 346 7707  
DX 557300, Edinburgh 60  
Email: [property@purdiesolicitors.co.uk](mailto:property@purdiesolicitors.co.uk)  
Website: [www.purdiesolicitors.co.uk](http://www.purdiesolicitors.co.uk)



The property is located in the popular Leith district of Edinburgh, a short distance from the top of Leith Walk and The Edinburgh Playhouse. There are a wide variety of amenities located on Leith Walk as well as planned at the new Edinburgh St James, offering 850,000 sq ft of shopping, dining, leisure and entertainment currently under construction but due to be completed in 2020. Carlton Hill provides bracing walks and impressive views of the city skyline and there are regular bus services to the city centre and wider parts of Edinburgh. Access to the city bypass and the road network of central Scotland is also easily achieved via the A1.

**HALL**

Fitted carpet, pendant light and entry phone handset. Two deep cupboards provide great storage for a flat this size as well as providing space for a fridge freezer.

**LIVINGROOM**

A generous living room with bay window, fitted carpet and contemporary light fitting.

**FITTED KITCHEN**

The kitchen is fitted with a range of wall mounted units and floor standing units. A rolltop work surface incorporates an electric hob and stainless steel sink. The washing machine and oven are included in the price.

**DOUBLE BEDROOM**

A generously sized double bedroom with built in wardrobes, fitted carpet and pendant light.

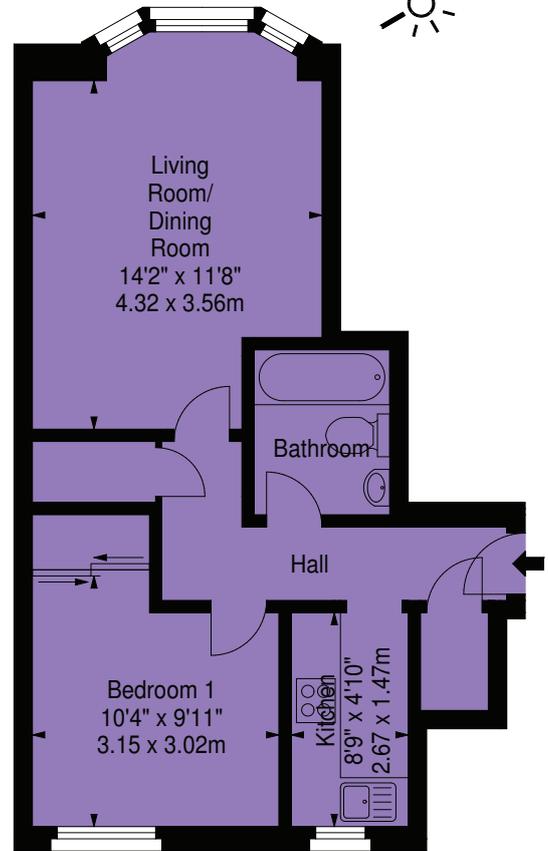
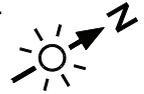
**BATHROOM**

Featuring a white three piece suite comprising of WC, pedestal wash hand basin and bath with shower over. Tiled splashback and vinyl floor.

**OUTSIDE**

There is unrestricted parking on the surrounding streets.

Approx. Gross Internal Area  
462 Sq Ft - 42.92 Sq M  
For identification only. Not to scale.  
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Third Floor



While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective purchasers are advised to have their Solicitors Note Interest with Purdie & Co.

