










Offers Over
£275,000

22 Salamander Place

Leith | Edinburgh | EH6 7JW

Beautifully appointed two-bedroom main door duplex apartment with private garden. Pleasantly situated within a managed modern development featuring secure resident parking and communal gardens. Ideally suited to first time buyers and professionals with a great range of amenities on hand along with public and commuter transport links.

-  2 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Allocated Underground Parking
-  Rear Garden
-  EPC Rating – B
-  Council Tax Band - D



Description

The property features a welcoming front porch leading to a large entrance hall. The spacious lounge/dining room boasts French doors that open to the garden, creating a seamless indoor-outdoor flow. The stylish fitted kitchen comes complete with modern appliances. The generous principal double bedroom includes a fitted wardrobe and a newly installed en-suite shower room for added convenience. A second double bedroom also offers a fitted wardrobe. The property includes a well-appointed bathroom, gas central heating, and double glazing throughout.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens and Parking

The property benefits from garden grounds to the front and rear with the rear garden offering a private patio area, ideal for outside entertaining or a quiet relaxing spot. Further access to a communal drying area is also available. Residents benefit from an allocated parking spot in the secure underground car park with on street pay and display available for visitors.

The property is maintained by the factor, Harbour, with a cost averaging £300 per quarter.

Viewing

Please contact Neilsons on 0131 625 2222.





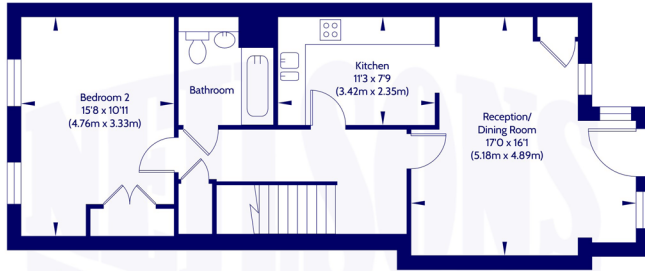
Location

Salamander Place forms part an established modern development in the reputable residential district of Leith Links, lying east of Edinburgh's city centre. There is an excellent selection of shops and services within walking distance with the city centre easily accessible by way of frequent public transport. The delightful open space of Leith Links is literally on your door step and slightly further afield is the cosmopolitan Shore area of the city hosting an array of bars, bistros and restaurants together with the Royal Yacht Britannia and Ocean Terminal, home to department stores, a cinema complex, gym and eateries. The city of Edinburgh bypass and A1 are also within easy reach providing an ideal base for the commuter.

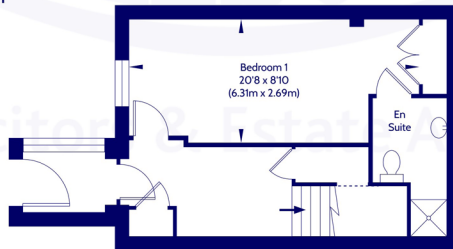




Approx. Gross Internal Floor Area 97.91 Sq M / 1053 Sq Ft.



First Floor



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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