



Solicitors & Estate Agents










Offers Over

£170,000

29B 2F3 Salamander Street

Leith | Edinburgh | EH6 7JZ

This generously proportioned and bright second floor flat offering flexible accommodation is pleasantly situated within the high amenity district of Leith, close to fantastic local amenities and transport links. The property would make the ideal purchase for the professionals and internal viewing is highly recommended to be fully appreciated.

-  1 Bedroom
-  2 Public Rooms
-  1 Shower Room
-  Permit/metered parking
-  Communal garden
-  EPC Rating – C
-  Council Tax Band – B



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage cupboard, light and airy reception room which could also be utilised as a second bedroom, attractive modern fitted kitchen/dining/ living space, well proportioned double bedroom and stylish shower room with utility area. Further benefits include gas central heating and double glazing.

This property has been subject to partial virtual staging to show the effect of a makeover on the property. It should be noted that the images are currently empty as per the “before” images which have also been uploaded for perusal.



Extras

All fitted floor coverings will be included in the sale together with the fridge, freezer, cooker, washing machine and dishwasher.

Gardens and Parking

There is a communal garden to the rear and permit/ metered parking is available within the surrounding area.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

The property is in the vibrant district of Leith which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links, including the extended tram network to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craighentinny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 63.59 Sq M / 684 Sq Ft.



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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