

Flat 30, 8 Salamander Court

LEITH, EDINBURGH, EH6 7JN



*HIGHLY DESIRABLE TWO BEDROOM, TWO
BATHROOM APARTMENT*



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An excellent opportunity has arisen to acquire this highly desirable two-bedroom, two bathroom apartment. As this property is likely to be popular with buy-to-let investors, first-time buyers and professionals. This is a spacious flat and viewing of this property is highly recommended to fully appreciate all it has to offer.

Internally this accommodation is in excellent decorative order, briefly comprising of an entrance hall with two large storage cupboards, a bright and spacious lounge/diner/kitchen. The modern kitchen benefits from an integrated four ring gas hob/oven, extractor hood and washing machine. The dual aspect windows in this room make it lovely and bright.

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Open Plan Area



Open Plan Area





The spacious master bedroom has double built-in wardrobes and a three-piece, partially tiled, en-suite shower room with an extractor fan. There is also a further double bedroom with double built-in mirrored wardrobes and a three-piece, partially tiled bathroom.

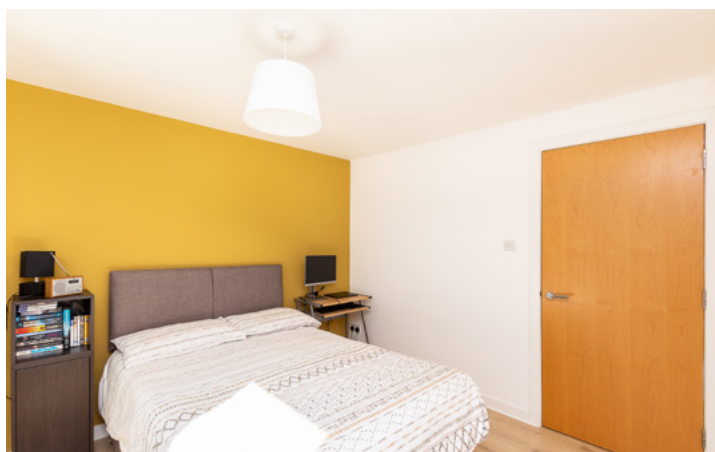
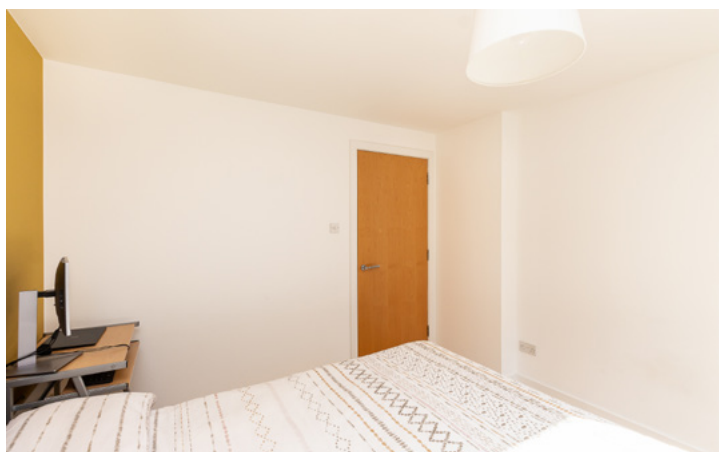
This property also benefits from, a secure entry door system, lift, gas central heating, full double glazing and communal garden grounds surrounding the property, including bin and bike storage and more than adequate residential parking with visitors spaces available.

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Bedroom 1 & En-Suite

Bedroom 2





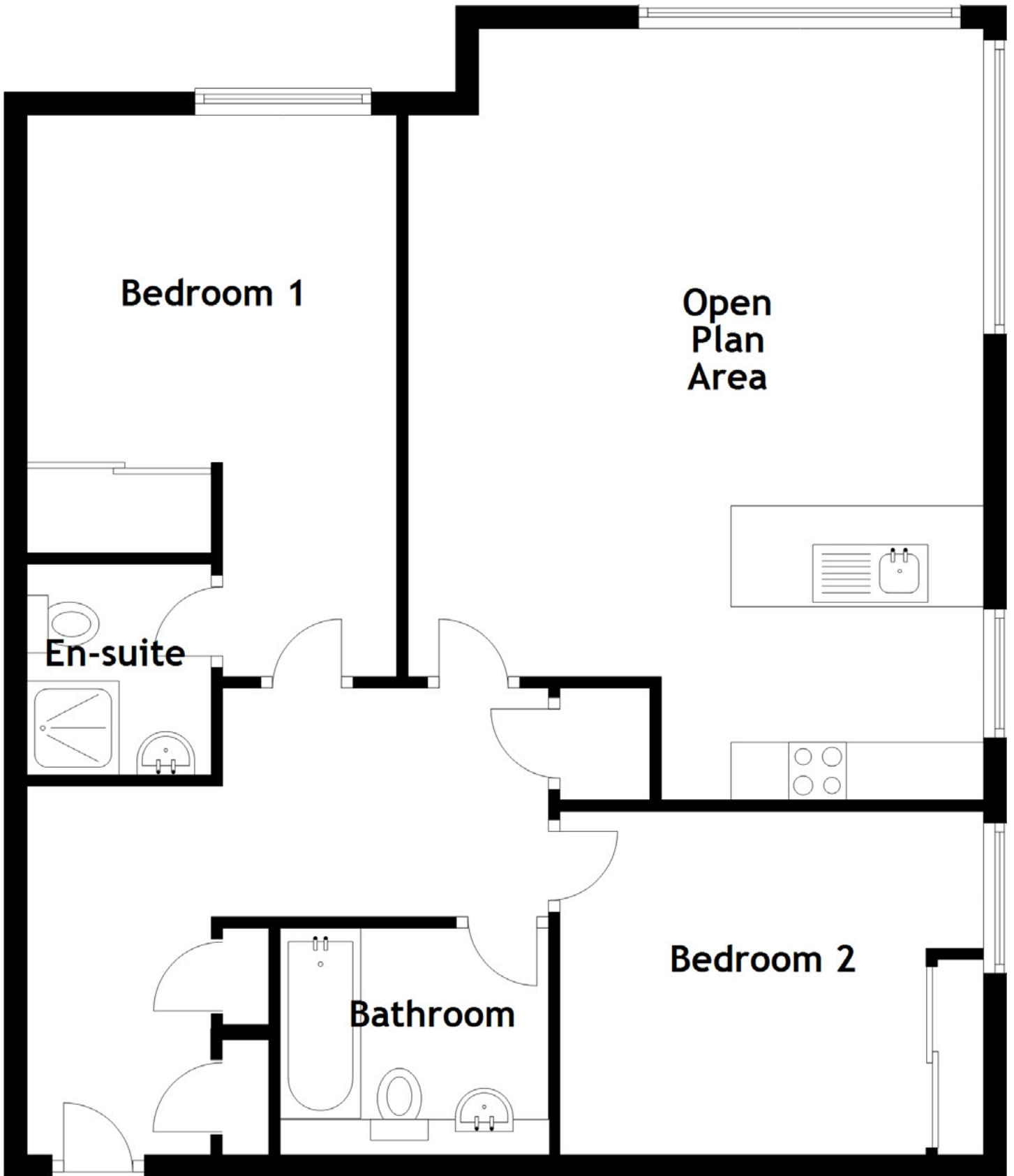
Bathroom





Hallway





Approximate Dimensions

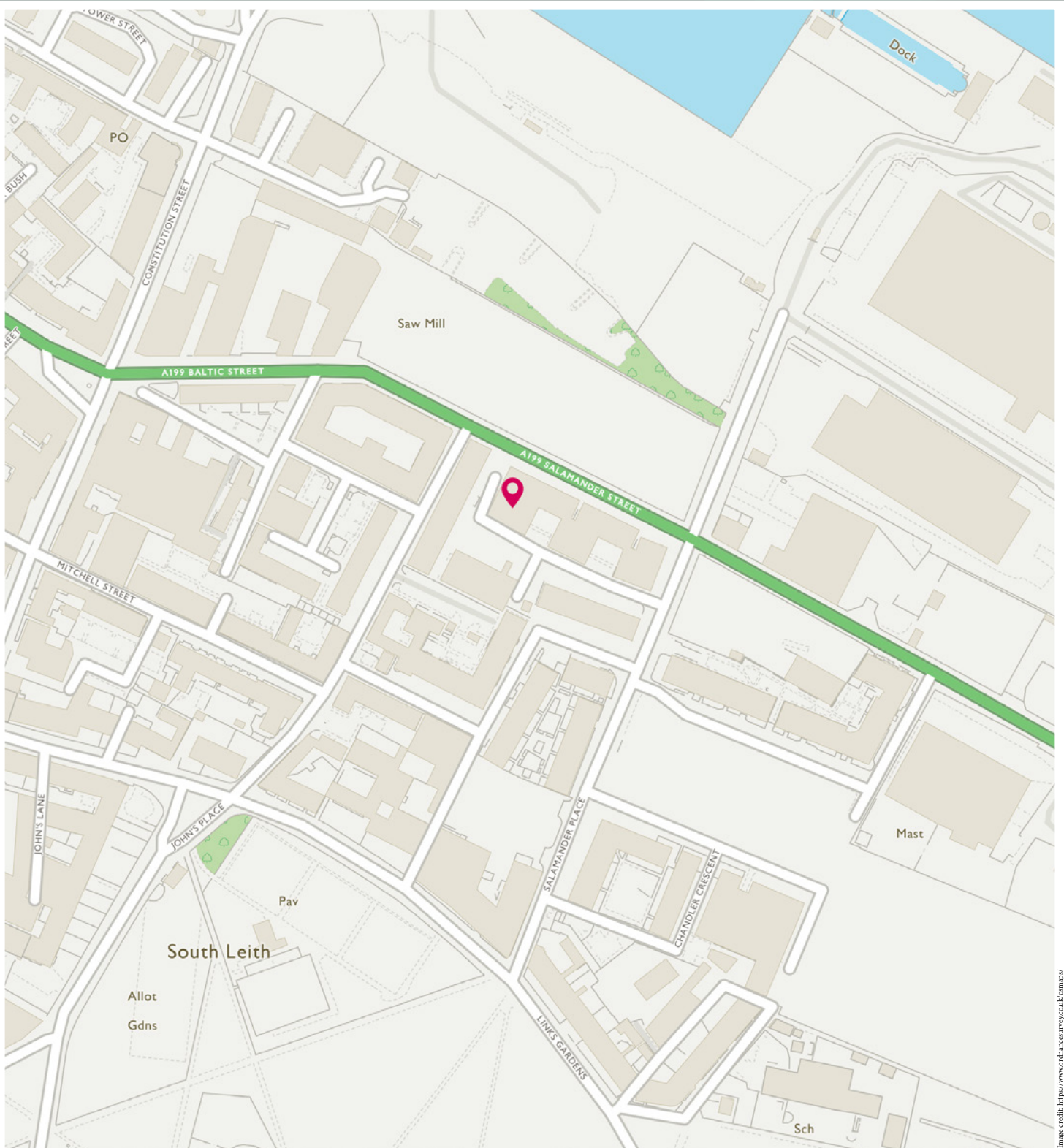
(Taken from the widest point)

Open Plan Area	6.70m (22') x 5.00m (16'5")	En-suite	1.83m (6') x 1.60m (5'3")
Bedroom 1	2.85m (9'4") x 2.00m (6'7")		
Bedroom 2	3.68m (12'1") x 3.20m (10'6")	Gross internal floor area (m ²): 75m ²	
Bathroom	2.33m (7'8") x 1.88m (6'2")	EPC Rating: B	



The Shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. From here, it is a simple matter of a twenty-five minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route.

Leith is perfectly located for easy travel to many parts of the city and beyond. Ferry Road gives very swift access to the west and Seafield Road leads out to the east. In both these directions, there are ultimately links with the City Bypass. Leith also has its own primary and secondary schools, the Academy being a community high school with access to adults during the day and evenings.



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