

Flat 13/8 Salamander Court

LEITH, EDINBURGH, EH6 7JN



*HIGHLY DESIRABLE TWO-BEDROOM
MODERN APARTMENT*



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McEwan Fraser is delighted to present this highly desirable two-bedroom modern apartment to the market. The property is likely to be popular with buy-to-let investors, first-time buyers, and professionals. This is a spacious flat and viewing this property is highly recommended to fully appreciate all it has to offer.

The internal accommodation is focused on a generous living room with excellent levels of natural light arriving through French doors which open to a Juliet balcony. The proportions on offer give plenty of flexibility for different furniture arrangements which will give a new owner plenty of flexibility to create their ideal entertaining space. The attached kitchen includes a good range of base and wall-mounted units that offer plenty of prep and storage space. There is a mix of free-standing and integrated appliances.







Bedroom one is a generous double with a Juliet balcony, laminate flooring, a large integrated wardrobe, and an en-suite shower room. Bedroom two is a further well-proportioned double with an integrated wardrobe.







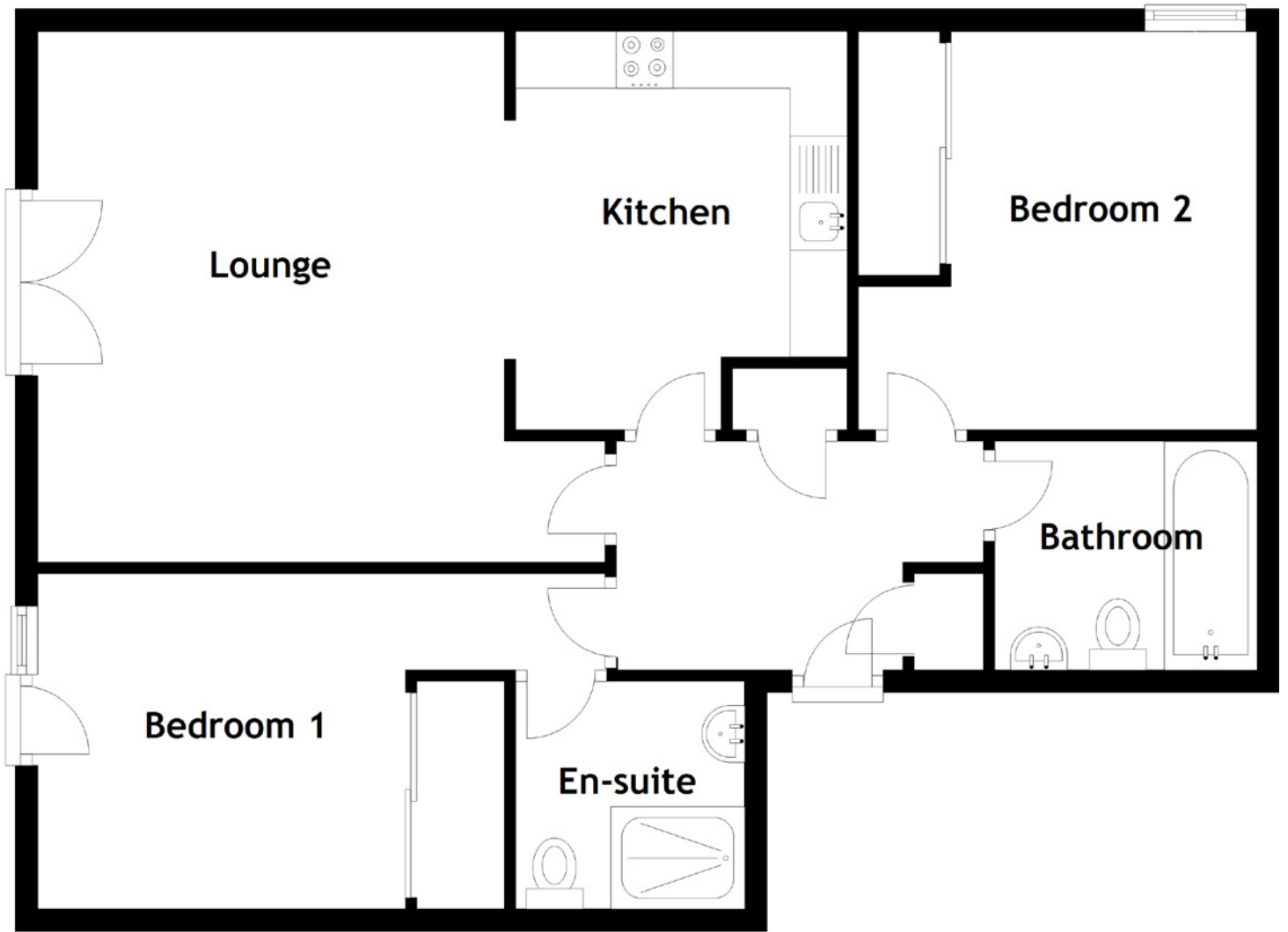
Bedroom 2





The accommodation is completed by a stylish partially-tiled bathroom and a central hallway with integrated wardrobes.





Approximate Dimensions

(Taken from the widest point)

Lounge	4.66m (15'4") x 4.10m (13'5")
Kitchen	3.50m (11'6") x 2.91m (9'7")
Bedroom 1	4.98m (16'4") x 2.94m (9'8")
Bedroom 2	3.50m (11'6") x 3.50m (11'6")
Bathroom	2.30m (7'7") x 2.01m (6'7")
En-suite	2.01m (6'7") x 2.00m (6'7")

Gross internal floor area (m²): 72m²

EPC Rating: B

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 visitor's spaces available.





Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.





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