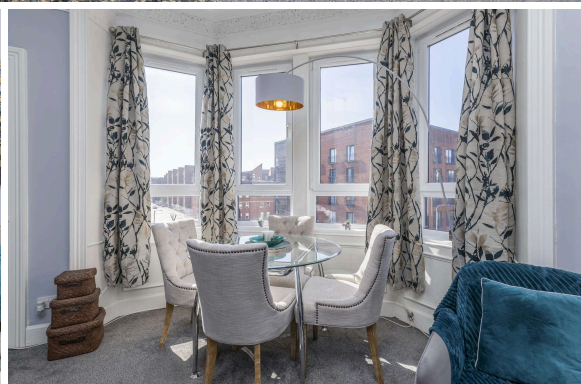




29B 3F2 Salamander Street
LEITH | EDINBURGH | EH6 7JZ


warners
solicitors & estate agents



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Simply stunning three-bedroom third floor flat forming part of a traditional tenement in the highly sought-after Leith district of Edinburgh close to The Shore.

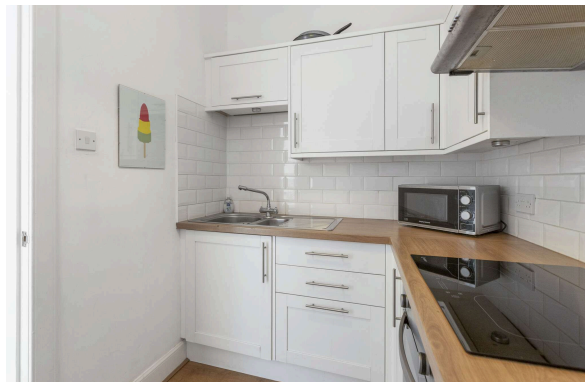
This beautiful home has been tastefully decorated to a high standard throughout and is offered to the market in true move-in condition. The spacious living room is flooded with an abundance of natural light creating an excellent space for relaxing or entertaining friends. The two main bedrooms are both well-sized doubles, and the third bedroom has the potential to be employed as a home office, study or gym giving the property a good degree of flexibility.

The modern kitchen boasts a good amount of cupboard storage, and a stylish family bathroom completes the internal accommodation.

Situated within walking distance of all the amenities of Ocean Terminal and offering easy access to excellent public transport links, early viewing is essential to appreciate everything that this stunning home has to offer.

- Impressive three-bedroom apartment
- Sought-after location
- Fantastic local amenities
- Easy access to public transport links
- Living room
- Kitchen
- Bathroom
- Double glazing
- Well-maintained communal rear garden

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances will be included in the sale of the property along with the fridge/freezer & washing machine, bedroom curtains & poles and double wardrobe in bedroom 1. : EPC: E CT: B

The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a range of high street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.

