



8/7 Salamander Court
LEITH | EDINBURGH | EH6 7JN


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Nestled in the heart of a modern, manicured development, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented first floor apartment. Boasting ample resident's parking, lift access, double glazing and gas central heating this stunning property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboards, a bright corner aspect lounge/kitchen with large picture windows that flood the room with an abundance of natural light, a contemporary kitchen section with breakfast bar and generous dining space, a spacious master bedroom with built-in wardrobe and elegant en-suite shower room, a second well-proportioned double bedroom with further built-in wardrobe and the flat is completed by a stylish bathroom with shower over bath.

- Modern first floor apartment with resident's parking
- Lift access, gas central heating and double glazing
- Welcoming hallway with storage
- Bright corner aspect lounge/kitchen
- Two double bedrooms
- Two bathrooms

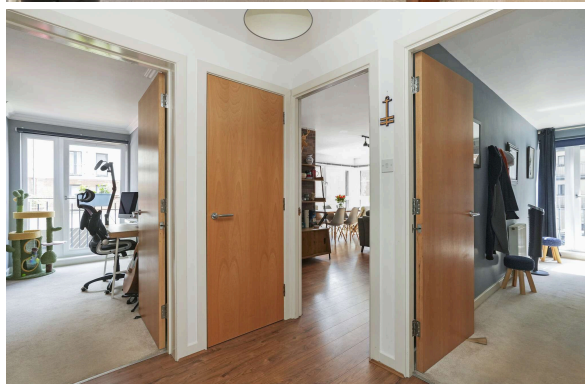
EPC B, Council tax band D. Hacking & Paterson manage the factor and costs around £400 per quarter (£100 of this is a temporary sinking fund contribution). The charges cover the cost of buildings insurance, cleaning of communal spaces, grounds keeping, lift maintenance, shared electricity costs for communal areas, and pest control maintenance in bin store

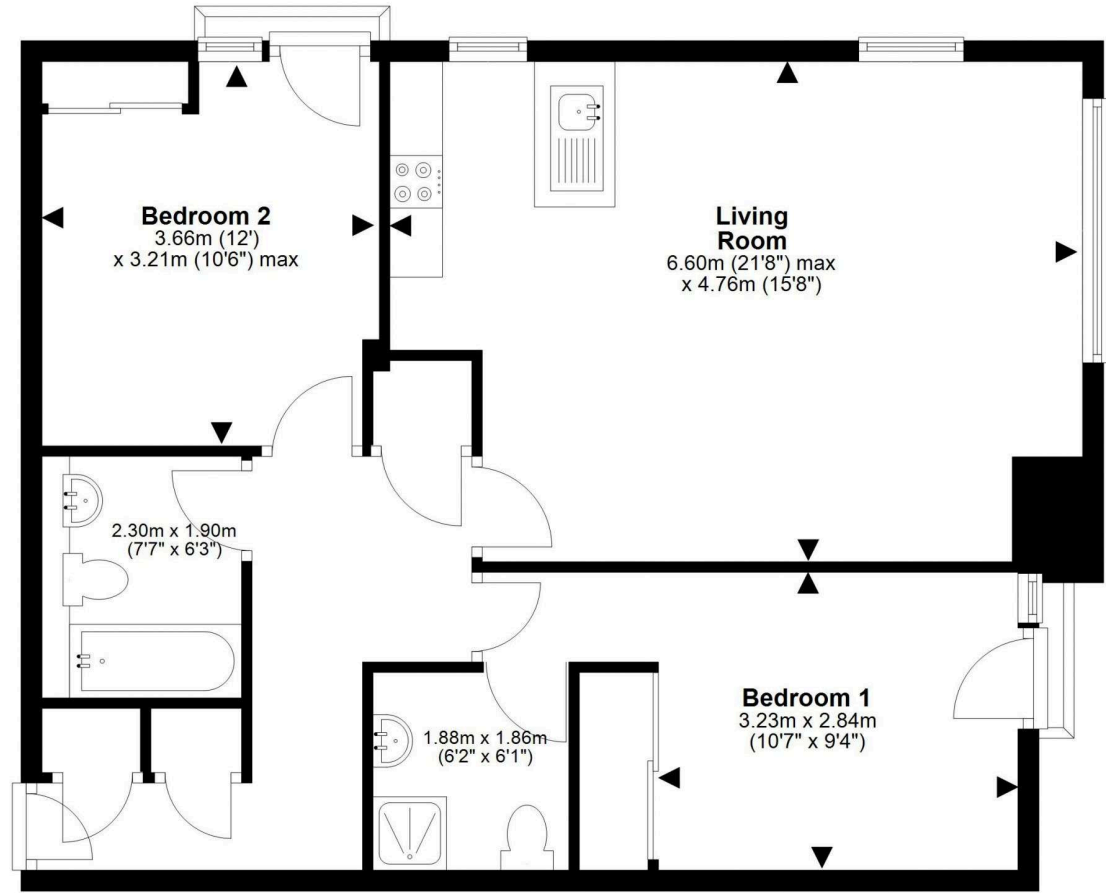
Extras included in this sale are all light fittings, dishwasher, built-in washing machine/dryer and fridge freezer, blinds, curtains, fittings and fixtures

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



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 cafés, 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.