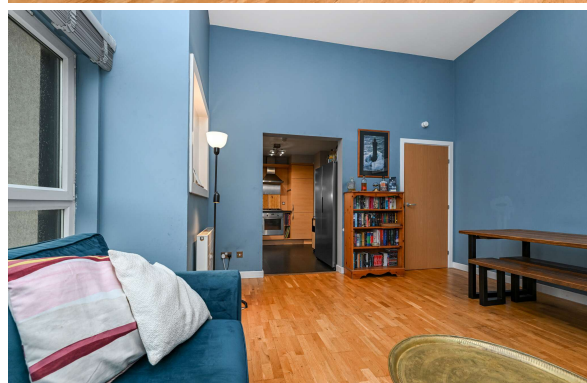




10/29 Salamander Court,
LEITH | EDINBURGH | EH6 7JP



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Warners are delighted to present this beautifully presented two-bedroom top floor flat, forming part of a highly desirable modern development in the vibrant Leith area, just a short stroll from The Shore. Boasting high ceilings and an abundance of natural light throughout, this property offers stylish, contemporary living in one of Edinburgh's most dynamic neighbourhoods.

The spacious living room provides a perfect setting for both relaxing and entertaining, while the sleek modern kitchen features integrated appliances and ample storage, ideal for any home cook. The principal bedroom benefits from a private ensuite shower room, with a further well-proportioned double bedroom and a contemporary main bathroom completing the accommodation.

Additional features include residents' car parking, secure entry, and well-maintained communal areas.

This fantastic flat is perfectly suited to first-time buyers, professionals or investors alike, offering a high-quality home in an outstanding location, close to excellent local amenities, transport links, and the cultural and culinary delights of The Shore. Early viewing is highly recommended.

- Top floor flat in a modern, sought-after development
- Prime Leith location, close to The Shore's bars, restaurants & amenities
- High ceilings and excellent natural light throughout
- Contemporary kitchen with integrated appliances
- Principal bedroom with ensuite plus separate main bathroom
- Residents' car parking and secure entry system
- Working ceiling fans in Livingroom & both bedrooms
- External bike store
- Views to Arthur's Seat & The Pentlands

Extras: All curtains and blinds are included in the sale, the free-standing fridge (purchased 2025) may be available by separate negotiation.

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



The vibrant area of Leith, in 2023 Time Out listed Leith as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets and there are outstanding retail and food outlets at the nearby St James Quarter. 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 multiscreen 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. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. It benefits from an excellent public transport system with 24-hour buses and tramline.

The property is factored by Hacking and Paterson Management Services, at a cost of around £350 per quarter which includes buildings insurance. Energy Rating: C i Council Tax Band D

