



9/7 Salamander Court  
LEITH | EDINBURGH | EH6 7JP

**warners**  
solicitors & estate agents



## 9/7 Salamander Court, Leith

LEITH | EDINBURGH | EH6 7JP

Well presented one bedroom, first floor apartment boasting double glazing, gas central heating, and ample resident's parking forming part of an established, handsome development in the heart of Leith and the Shore, conveniently close to excellent shops, bars, cafes and fine restaurants is this immaculately presented first floor apartment. The property would make an ideal purchase for a variety of buyers, in a tranquil, yet well connected location. The accommodation comprises a welcoming entrance hallway with a deep storage cupboard, a bright dual aspect open plan living/dining/kitchen with dining space and fitted floor and wall units with integrated and space for appliances, a generous bedroom with built-in wardrobes, and the flat is completed by a main bathroom with electric shower over bath.

- Well presented first floor apartment
- Close to amenities and transport links
- Welcoming hallway with deep storage cupboard
- Bright open plan dual aspect living/dining kitchen
- Generous double bedroom with fitted wardrobes
- Double glazing
- Gas central heating
- Ample residents' parking

All fixtures will be included in the sale. Curtains and the hallway shoe cabinet will also be included in the sale.

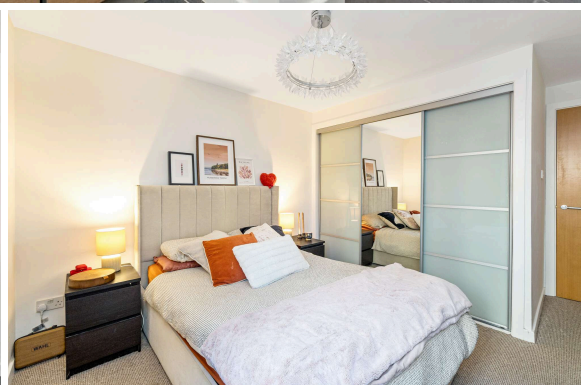
Council Tax C and Energy Rating C

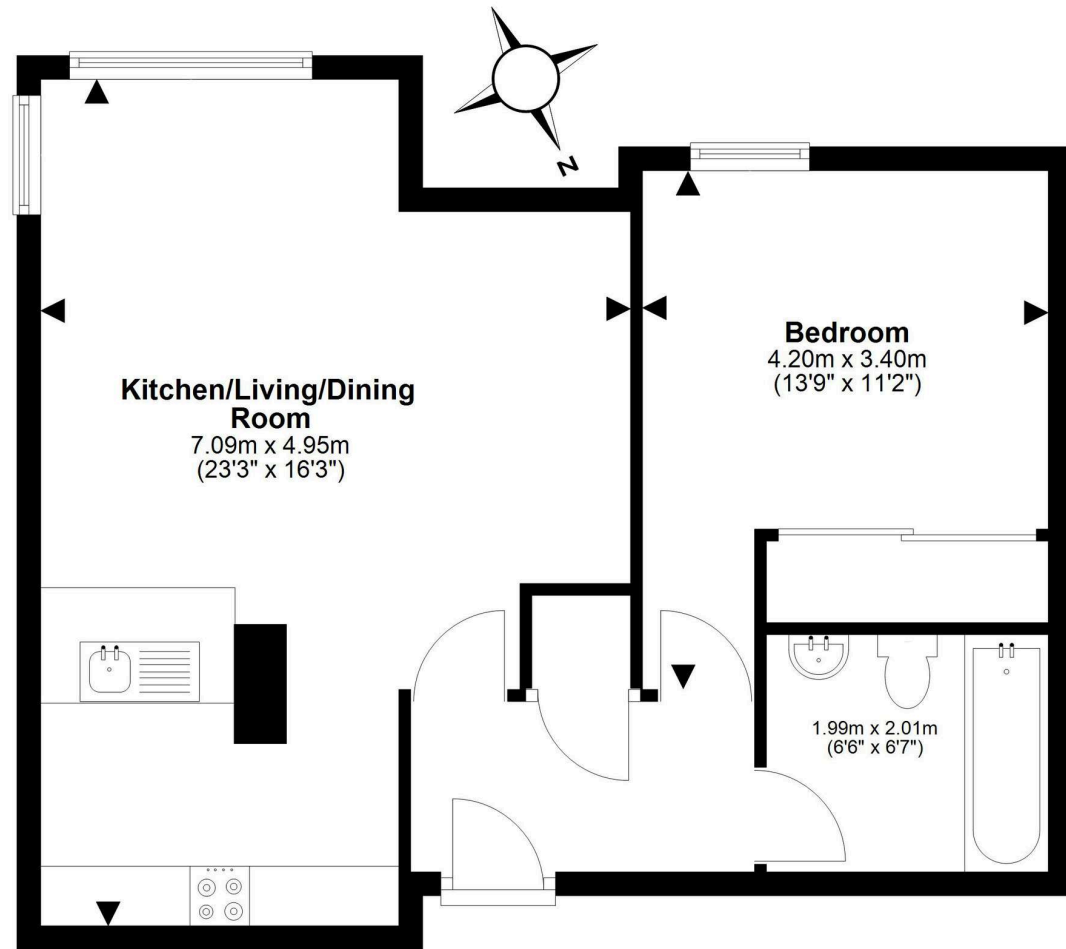
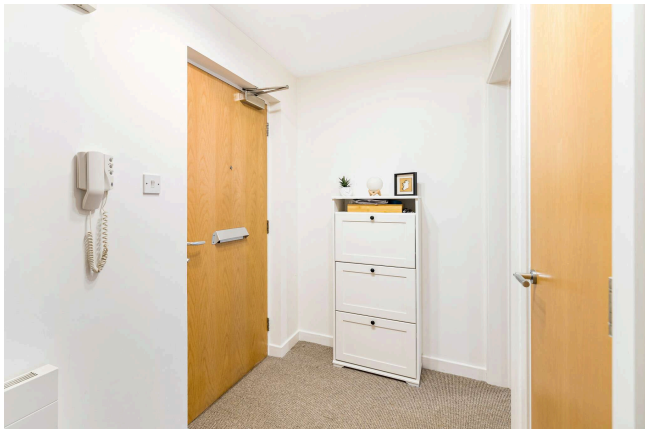
Factor fee with Hacking and Paterson. Float requirement approximately per property is £400. Monthly payment is approximately £162.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://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.





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.