



9/39 Salamander Court
LEITH | EDINBURGH | EH6 7JP


warners
solicitors & estate agents



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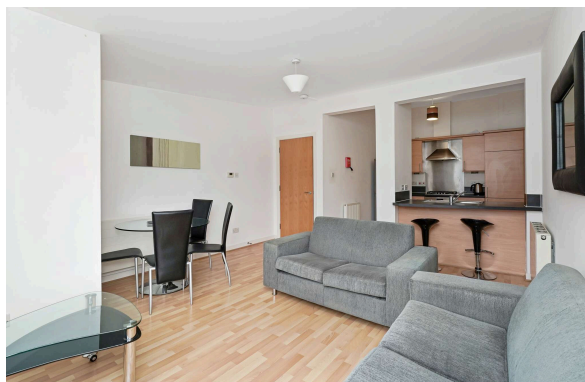
Forming part of an established, attractive development in the heart of Leith and close to the Shore, conveniently located next to excellent shops, bars, cafes and fine restaurants is this immaculately presented fifth floor apartment. Boasting double glazing, gas central heating, lift access and ample resident's parking this property would make an ideal buy in a tranquil, yet well connected location. The accommodation comprises a welcoming entrance hallway with two storage cupboards, a bright open plan lounge/kitchen with stunning views over the Castle and Calton Hill, a fully fitted kitchen and generous dining space, with the kitchen currently comprising a breakfast bar, fridge/freezer, gas hob, oven and fan and washer/dryer. There is two well-proportioned bedrooms both with Juliet balconies and built in storage and the master benefiting from an ensuite shower room. Completing the accommodation is the bathroom with shower over the bath.

- Well-presented fifth floor apartment with stunning views
- Lift access, double glazing, gas central heating
- Ample resident's parking
- Close to excellent amenities and transport links
- Welcoming hallway with storage and laundry cupboard
- Bright open-plan lounge/kitchen
- Two well-proportioned bedrooms
- Two bathrooms
- Energy Rating B. Council Tax band D.

All contents are included in the sale.

Factor fees of approximately £1600 per year payable to Hacking and Paterson.

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





The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019 is a hub for socializing. 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 newly 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 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.



