



19/4 Salamander Place
LEITH | EDINBURGH | EH6 7JJ

warners
solicitors & estate agents



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Forming part of the highly sought-after Ropeworks Development, completed in 2018, this exceptional first-floor apartment enjoys a prime position within the vibrant and ever-popular Leith district, offering easy access to an excellent range of local amenities and convenient transport links to Edinburgh City Centre.

Built by the award-winning Teague Homes and benefiting from the remainder of the NHBC warranty, the property is presented in true move-in condition and is sure to appeal to a wide range of purchasers, including first-time buyers, professionals, downsizers, and investors alike.

The accommodation comprises a secure shared entrance with both stair and lift access to the upper floors, a welcoming reception hall with excellent storage, and a stunning open-plan living, dining, and kitchen area fitted with a range of modern units and integrated appliances. French doors open onto a private decked seating area to the rear, providing an ideal space for outdoor relaxation and entertaining.

The generous principal bedroom features built-in wardrobes and a stylish en-suite shower room, while the second well-proportioned double bedroom also benefits from built-in wardrobes. A contemporary family bathroom, complete with shower, completes the accommodation.

Further benefits include gas central heating, double glazing, direct access to beautifully maintained communal grounds, a secure underground parking space, two communal bike stores, and unrestricted on-street parking nearby.

This is a fantastic opportunity to acquire a modern, well-appointed home in one of Edinburgh's most desirable residential locations.

- Modern 2018-built apartment
- Sought-after Leith location
- Open-plan living space
- Private decked terrace
- Two double bedrooms & en-suite
- Secure parking & lift access

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



The vibrant area of Leith is highly sought after - in 2023 Time Out listed it 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. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. 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 space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.

Council tax band D, energy rating C

Factor - Ross and Liddell, The approximate annual expenditure is £1,114.00 and £350 Float on entry to the property

Fixtures, fittings, blind in second bedroom and curtains in living room will be included in the sale of this property



