



3/29 Salamander Court
LEITH | EDINBURGH | EH6 7JE


warner's
solicitors & estate agents



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Enjoying a sought-after location in Edinburgh's vibrant Shore district, this impressive fifth floor apartment offers bright, south-facing living with stunning views towards Calton Hill and Arthur's Seat. Part of a modern factored development with lift access and unrestricted residents' parking, the property features two double bedrooms, two bathrooms, and stylish contemporary interiors. The city centre, waterfront, renowned bars and restaurants, and Leith Links are all within easy reach.

Accessed via a secure entry system with lift and stair access, the apartment opens into a welcoming hall with excellent built-in storage. The spacious living and dining room enjoys a sunny south-facing aspect with French doors to a Juliet balcony showcasing spectacular skyline views. The adjoining galley kitchen is fitted with wood-effect units, generous worktop space, an integrated oven, gas hob, washing machine, and space for a tall fridge freezer.

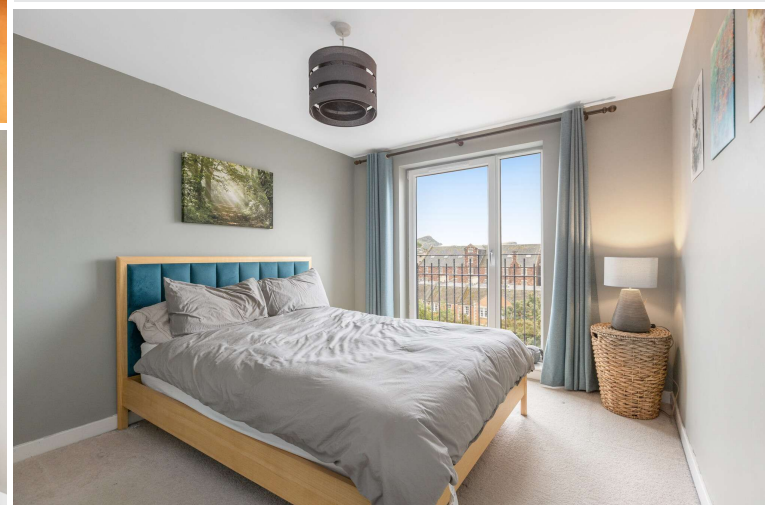
The principal bedroom features fitted wardrobes, a Juliet balcony with the same outstanding outlook, and a modern en-suite shower room. A second double bedroom is served by a contemporary bathroom with a bath. Gas central heating, double glazing, and a secure communal bike store complete this superb home, ideal for professionals, first-time buyers, downsizers, and investors.

- Fifth-floor apartment with lift access.
- South-facing living space with iconic city views.
- Two double bedrooms and two bathrooms.
- Modern interiors with excellent storage.
- Residents' parking and secure bike store.
- Prime Shore location near the waterfront and amenities.

Council Tax D. Energy Rating B.

Factor fee payable to Hacking & Paterson Approx £300-400 per quarter.

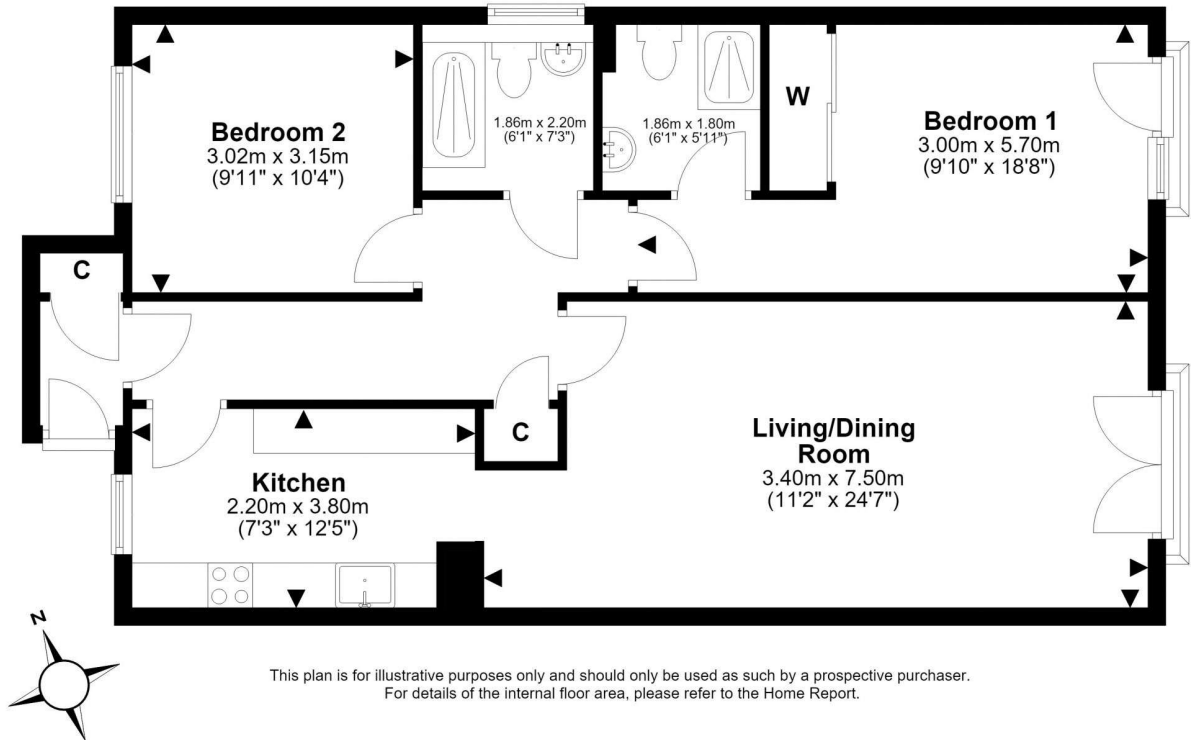
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated appliances, washing machine and fridge freezer will be included in the sale, while other items of furniture can be available with separate negotiation.

The property also benefits from a Tado Smart Thermostat and Smart Radiator valves, which are included in the sale.

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.



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.