

Flat 11, 16 Salamander Street

THE SHORE, EDINBURGH, EH6 7HR



*Modernised Two Bedroom Top Floor Flat In
Edinburgh's Popular Shore Area*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in Edinburgh's very popular Shore area.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area which is flooded by natural light and has sea views.
- Fully equipped kitchen which is spacious, accessed from the lounge and has an electric hob, fan oven and freestanding white goods.
- Two spacious double bedrooms both benefitting from large built-in wardrobes.
- Box room which is a useful storage area or could also be used as an office.
- The bathroom and fitted with a white three-piece suite which has a shower over the bath.

THE KITCHEN



THE HALLWAY



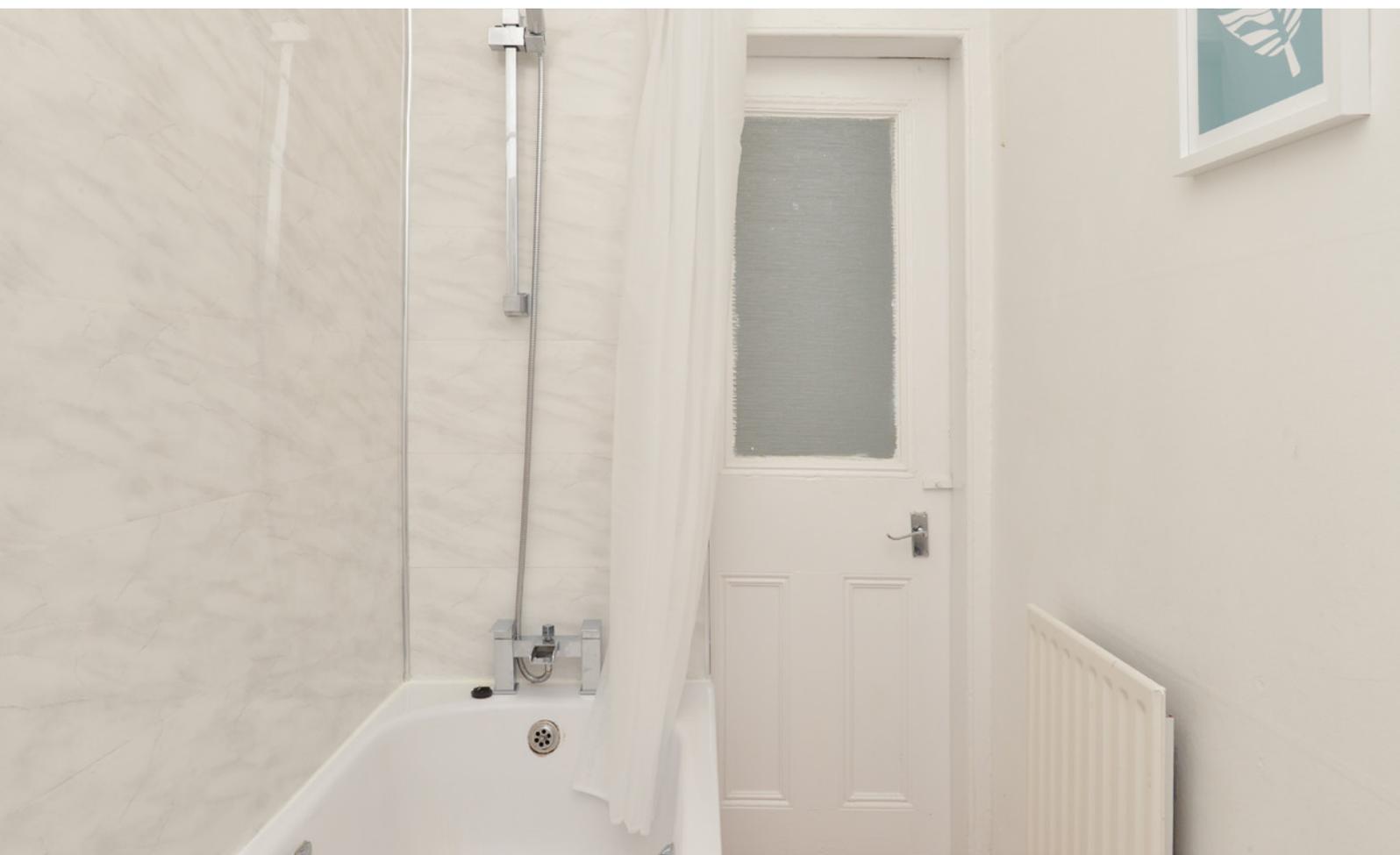
BEDROOM 1



BEDROOM 2



THE BATHROOM

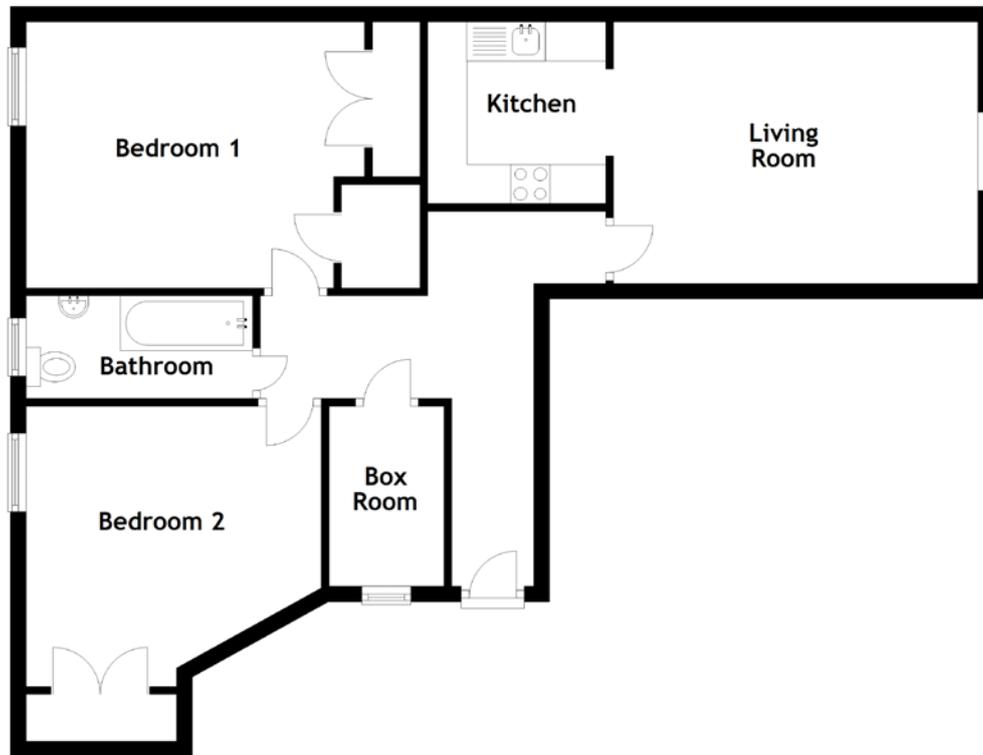


In addition, the property includes gas central heating with a fully serviced Worcester boiler, double glazed sash and case windows and free on-street parking in adjacent streets for residents and visitors alike.

THE VIEWS



FLOOR PLAN, DIMENSIONS & MAP

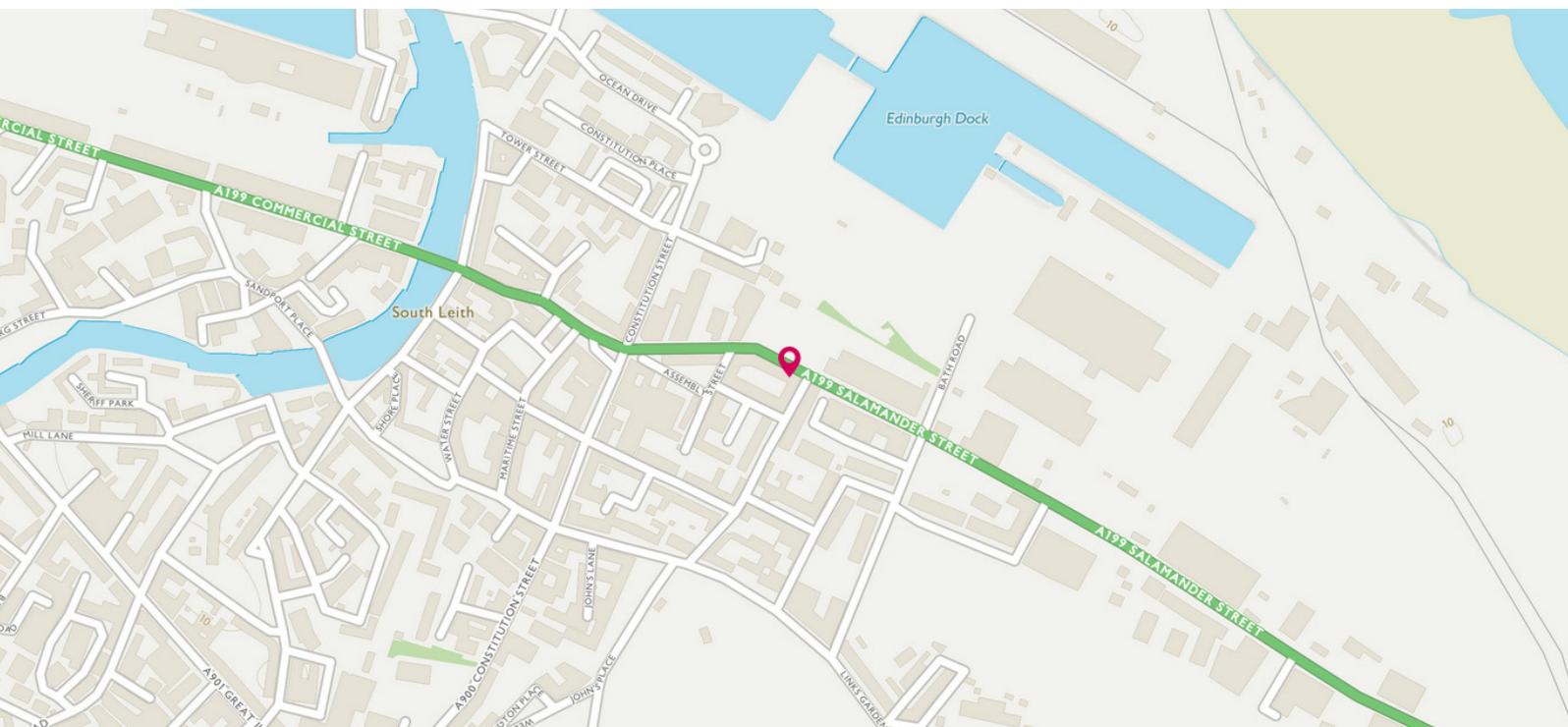


Approximate Dimensions
(Taken from the widest point)

Living Room 4.63m (15'2") x 3.34m (10'11")
Kitchen 2.32m (7'7") x 2.26m (7'5")
Bedroom 1 4.30m (14'1") x 3.40m (11'2")

Bedroom 2 3.75m (12'4") x 3.58m (11'9")
Box Room 2.30m (7'7") x 1.46m (4'9")
Bathroom 3.07m (10'1") x 1.31m (4'4")

Gross internal floor area (m²): 71m²
EPC Rating: D



THE LOCATION

Situated near the Water of Leith, The Shore has a distinctive character and history, with amenities and facilities amongst the best Edinburgh has to offer.





Having undergone a great deal of development, the shore has maintained its quaint charm which provides an elegant backdrop for some of the city's finest cafes, bars and restaurants and boasts the enviable reputation as north Edinburgh's cultural and social centre. Ideally situated for access to Ocean Terminal, superstores (Tesco, Aldi and Lidl) and the Kirkgate shopping centre there is a multitude of amenities within walking distance. Ocean Terminal offers a wide variety of high street shops including Debenhams, Marks and Spencer and Boots, an extensively sized gym, multi-screen cinema complex and further restaurants and cafes.

The Water of Leith provides an opportunity for a touch of nature in the city and leads to nearby Newhaven harbour which boasts stunning views onto the Firth of Forth and beyond. Additional amenities can be found on Leith Walk including banks, building societies and a post office all within easy walking distance. Edinburgh city centre is easily accessible by car or public transport, with the tram soon to reach Leith. Edinburgh Airport can be accessed via bus (there is a stop a few minutes from the property) or tram.



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