







# LEITH

EDINBURGH

Situated to the northeast of the city, the property is situated in the Leith district close to the leafy residential suburb of Leith Links which enjoys a tranquil, laid-back ambience within walking distance of the city centre. The vast, open space of Leith Links itself is home to a well equipped play park, various football pitches and in the summer months it also hosts the annual Leith Festival Gala.

Just minutes' walk from vibrant Leith Walk and the trendy Shore district, the area enjoys a fantastic blend of local services and amenities. The bustling shopping area around Great Junction Street, the New Kirkgate and the Foot of the Walk provides everything you need for day-to-day life, while more extensive shopping facilities are available in the city centre or at nearby Ocean Terminal shopping centre. Over recent years Leith has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring Shore district boasts two Michelin starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal. Leith Links offers an excellent range of schools from nursery to secondary education and also benefits from exceptional public transport links into the city centre and beyond.



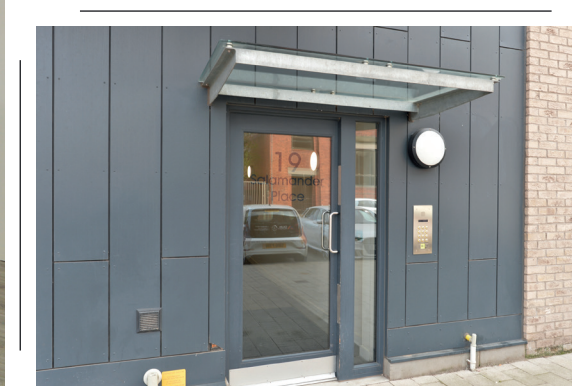
# FLAT 18

19 SALAMANDER PLACE

McEwan Fraser are delighted to present this generous two-bedroom, fourth-floor, apartment to the market. The property forms part of the “Ropeworks Development” which was built in 2018 by the award-winning Teague Homes and will come with the remainder of its NHBC Warranty. The property is offered to the market in superb internal order and is certain to appeal to a range of buyers.

Offering excellent proportions throughout, the property is arranged around a welcoming entrance hallway that includes integrated storage. The internal accommodation is focused on a spacious living room/dining room/ kitchen that includes a high specification kitchen, with integrated appliances, and a huge amount of floor space that will give a new owner plenty of flexibility to create their ideal entertaining space. A door from the living room opens onto a private west-facing balcony, perfect for the evening sun. There are two generous double bedrooms which both include integrated wardrobes and plenty of floor space for a range of free-standing furniture. Internal accommodation is completed by a stylish bathroom with a three-piece white suite, shower over bath and full contemporary tiling.

Further benefits include gas central heating, double glazing, a secure entry system, lift access, secure underground car park, communal grounds and bike stores.





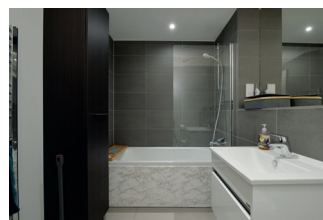
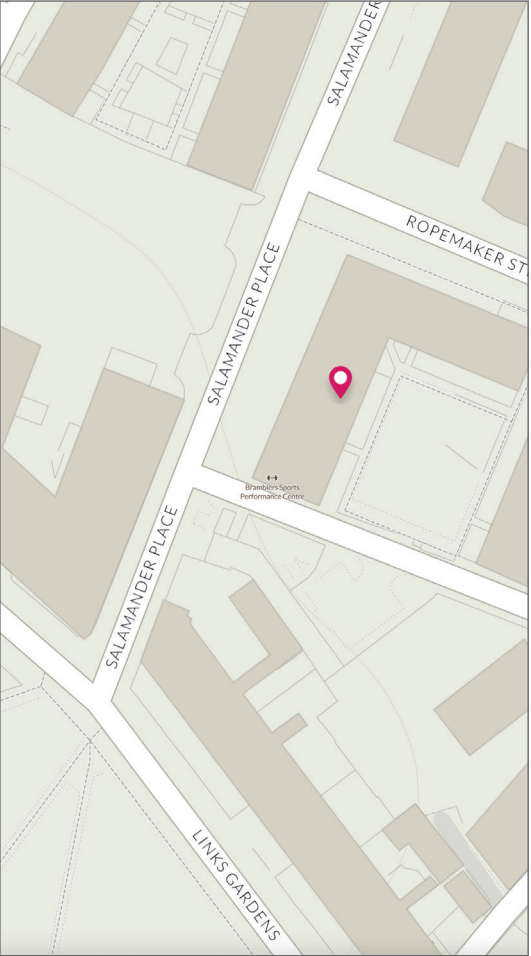
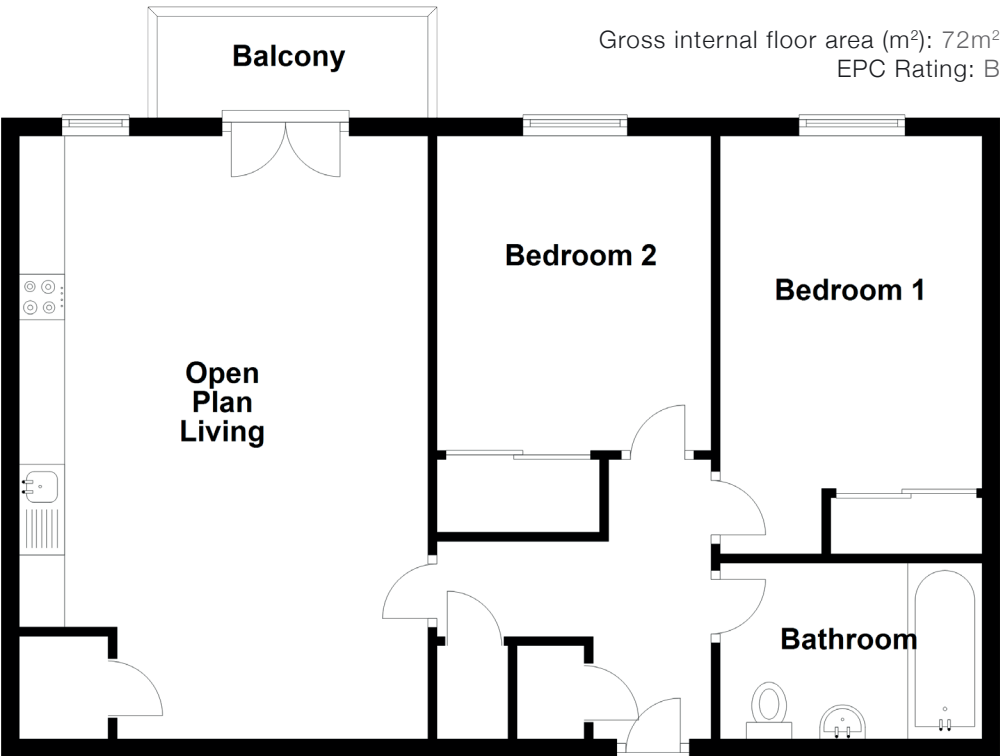


# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

	Approximate Dimensions (Taken from the widest point)
Open Plan Living	6.64m (21'10") x 4.51m (14'9")
Bedroom 1	4.61m (15'1") x 2.89m (9'6")
Bedroom 2	3.47m (11'4") x 3.02m (9'11")
Bathroom	2.89m (9'6") x 1.94m (6'4")

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>  
EPC Rating: B







# McEwan Fraser Legal

## Solicitors & Estate Agents

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