

35, 9 Salamander Court

LEITH, EDINBURGH, EH6 7JP



This highly desirable two-bedroom, dual-aspect, corner flat is likely to be popular with buy-to-let investors, first-time buyers, and professionals



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



An excellent opportunity has arisen to acquire this highly desirable two-bedroom, dual-aspect, corner flat. The property is likely to be popular with buy-to-let investors, first-time buyers, and professionals. This is a spacious flat and viewing this property is highly recommended to fully appreciate all it has to offer.

LOUNGE/DINER/KITCHEN



Internally this accommodation is in excellent decorative order. All rooms are off a central entrance hall with three storage cupboards. Accommodation is focused on a spacious lounge/diner/kitchen with elevated views toward Calton Hill. This is a generous room and the proportions on offer will give plenty of flexibility for a new owner to create their ideal entertaining space. The modern kitchen benefits from integrated appliances including a four-ring gas hob, an electric oven, a washing machine, and a fridge freezer. The dual-aspect windows in this room make it lovely and bright.





The spacious master bedroom has double built-in wardrobes and a partially tiled en-suite shower room with an extractor fan. There is also a further double bedroom with double built-in mirrored wardrobes and a three-piece, partially tiled bathroom.

THE BATHROOM



BEDROOM 1



BEDROOM 2

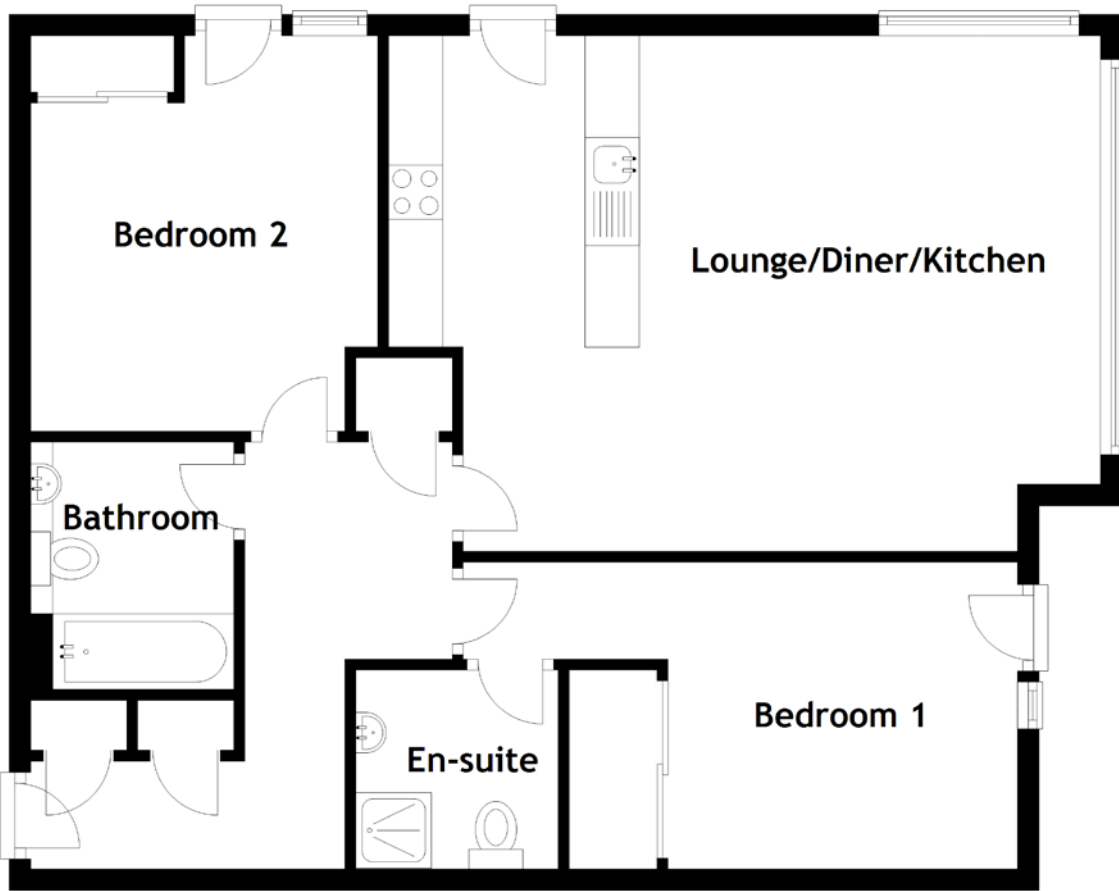


This property also benefits from, a secure entry door system, lift, gas central heating, full double glazing and communal garden grounds surrounding the property, including bin and bike storage and more than adequate residential parking with visitor's spaces available.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

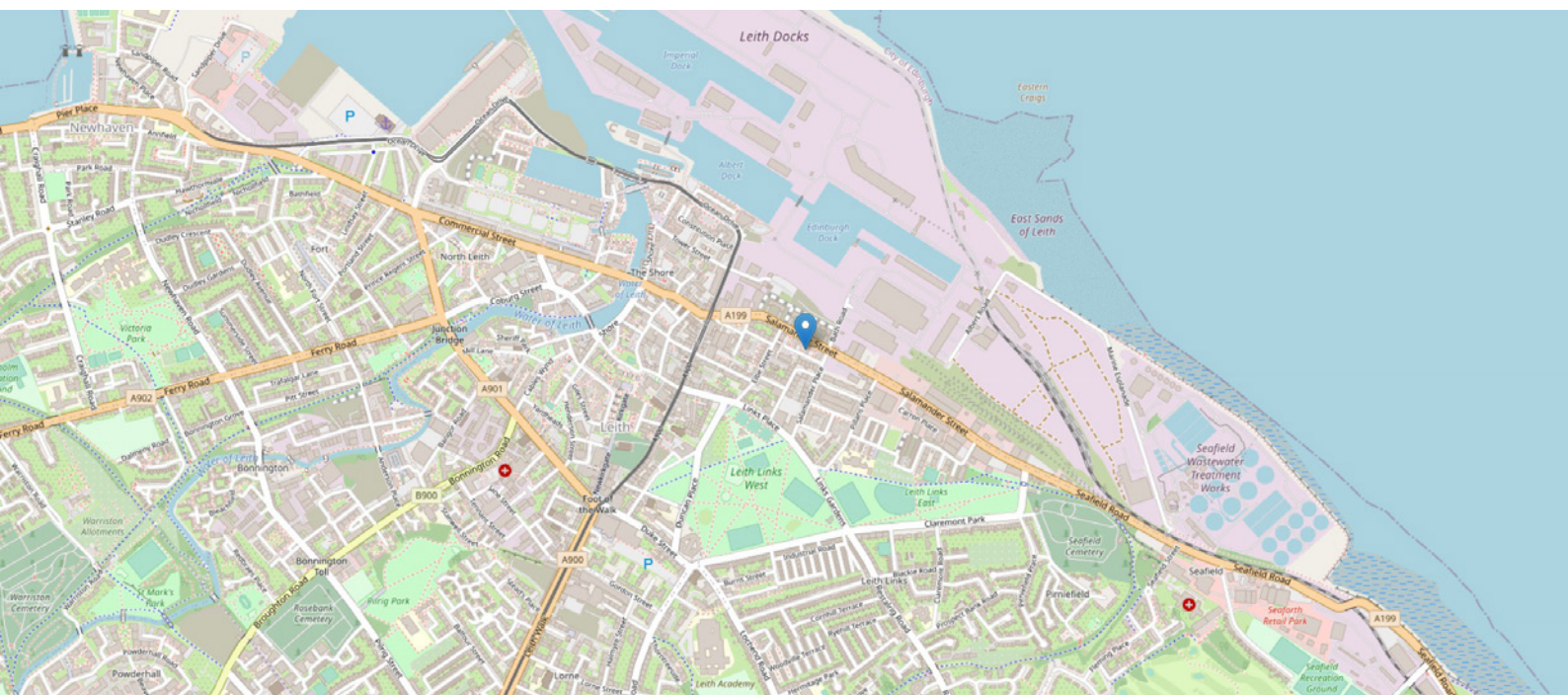


Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen 6.59m (21'7") x 4.77m (15'8")
Bathroom 2.29m (7'6") x 1.88m (6'2")

Bedroom 1 5.13m (16'10") x 2.84m (9'4")
En-suite 1.87m (6'2") x 1.84m (6'1")
Bedroom 2 3.66m (12') x 3.21m (10'6")

Gross internal floor area (m²): 75m² | EPC Rating: B



THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities as well as a number of banks, building societies and a Post Office. A few minutes walk takes you to Ocean Terminal where further shops, restaurants and a cinema can be found.





Leith is an established, independent community, and is certainly very much self-contained. There is an excellent choice of places to eat and drink, along with several entertainment venues, all with a bright and lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries, a choice of dentists.

The Shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. From here, it is a simple matter of a twenty-five minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is perfectly located for easy travel to many parts of the city and beyond. Ferry Road gives very swift access to the west and Seafield Road leads out to the east. In both these directions, there are ultimately links with the City Bypass. Leith also has its own primary and secondary schools, the Academy being a community high school with access to adults during the day and evenings.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.