

29B 1F3 Salamander Street

THE SHORE, EDINBURGH, EH6 7JZ



*Spacious and Bright Two Bedroom Flat in
Edinburgh's Desirable 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 LOUNGE



Inside, the property comprises of:

- Fully equipped kitchen which is slightly dated, however, is very functional with plenty of storage space, and an electric fan oven and electric hob.
- Spacious living area which is flooded by natural light.
- Two spacious double bedrooms.
- Three-piece bathroom with a shower over the bath and a heated towel rail.

THE KITCHEN



BEDROOM 1



BEDROOM 2



THE BATHROOM

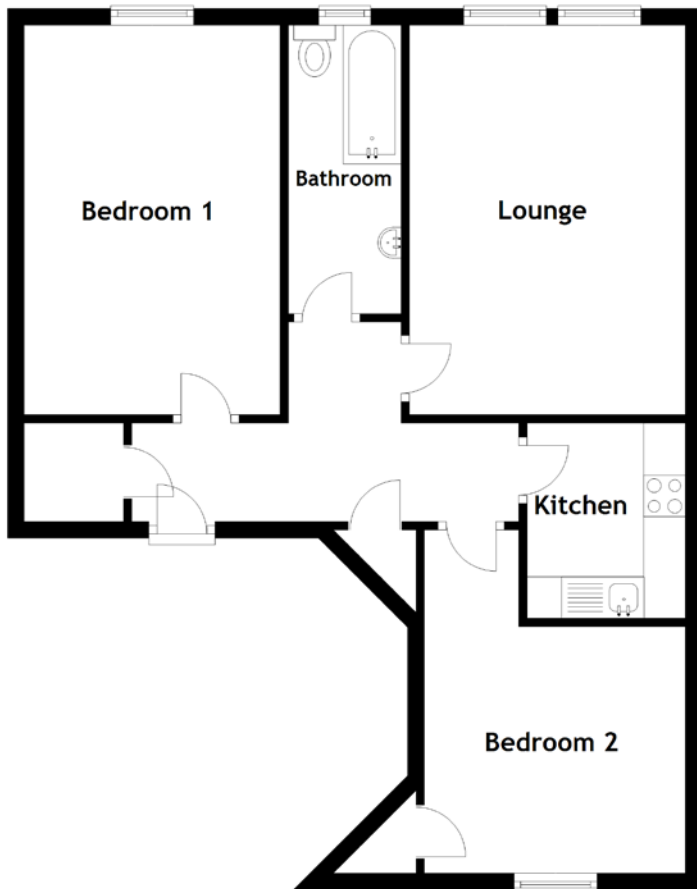


In addition, the property includes gas central heating, double glazed windows and free on-street parking in adjacent streets for residents and visitors alike.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

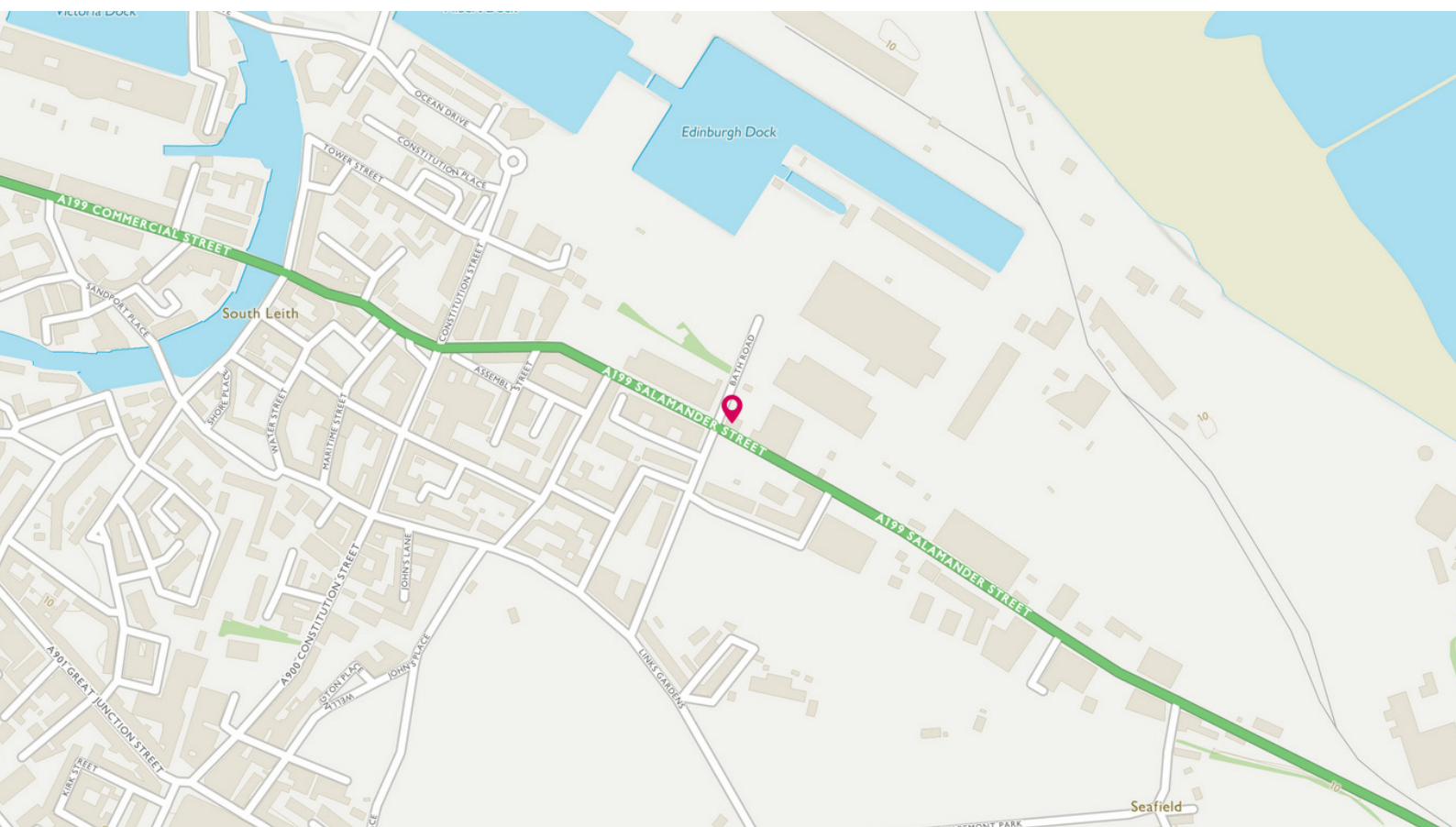


Approximate Dimensions
(Taken from the widest point)

Lounge	4.71m (15'5") x 3.33m (10'11")
Kitchen	2.36m (7'9") x 1.91m (6'3")
Bedroom 1	4.64m (15'3") x 3.09m (10'2")
Bedroom 2	4.15m (13'7") x 3.15m (10'4")
Bathroom	3.49m (11'5") x 1.36m (4'6")

Gross internal floor area (m²): 58m²

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 are 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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