

# 9/22 Salamander Court

LEITH, EDINBURGH, EH6 7JP



*Spacious and Modern One Bedroom Flat In  
The Shore Area of Edinburgh*



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McEwan Fraser Legal is delighted to present this one-bedroom flat In Edinburgh's popular Leith Shore. The property is in walk-in condition.

# THE LOUNGE/KITCHEN



Inside, the property comprises of:

- Fully equipped kitchen situated in this open plan living area. Fitted with integrated appliances and flooded by natural light from the Juliet balcony this is a modern living room.
- One large bedroom that includes integrated storage space.
- The main bathroom is a three-piece suite with a shower over the bath.



# THE BEDROOM



# THE BATHROOM

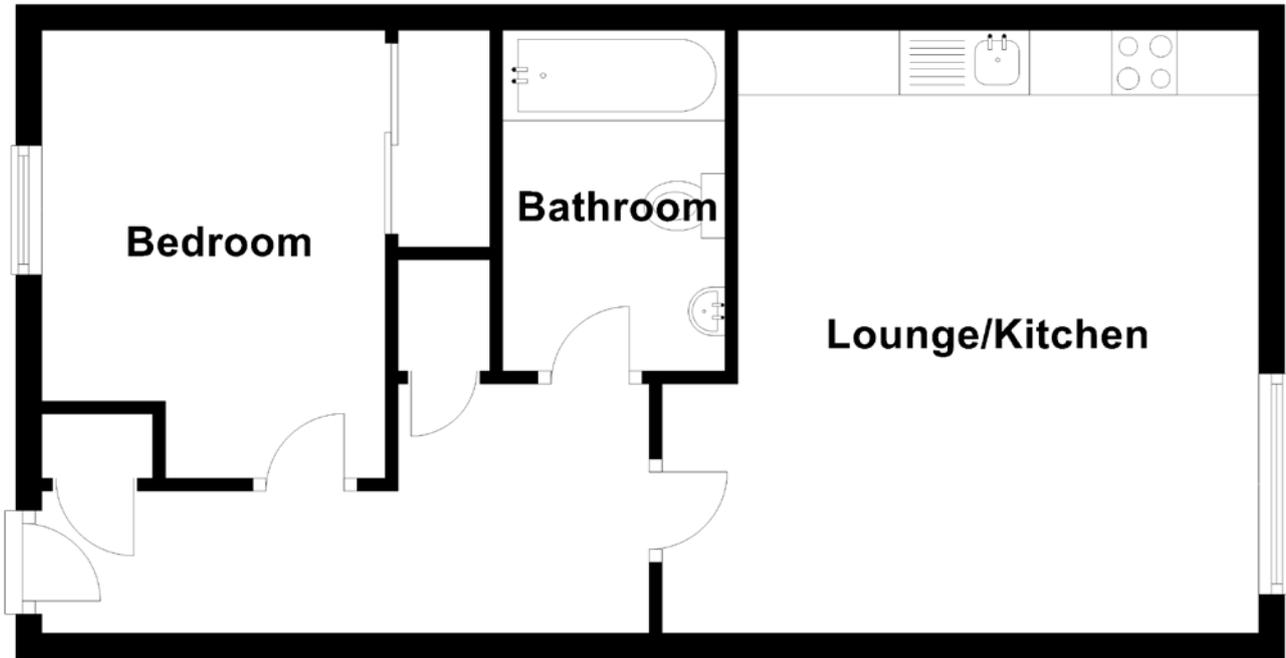


In addition, the property includes residents and visitor parking, gas central heating, and full double glazing making for a warm and cost-effective home, year-round.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



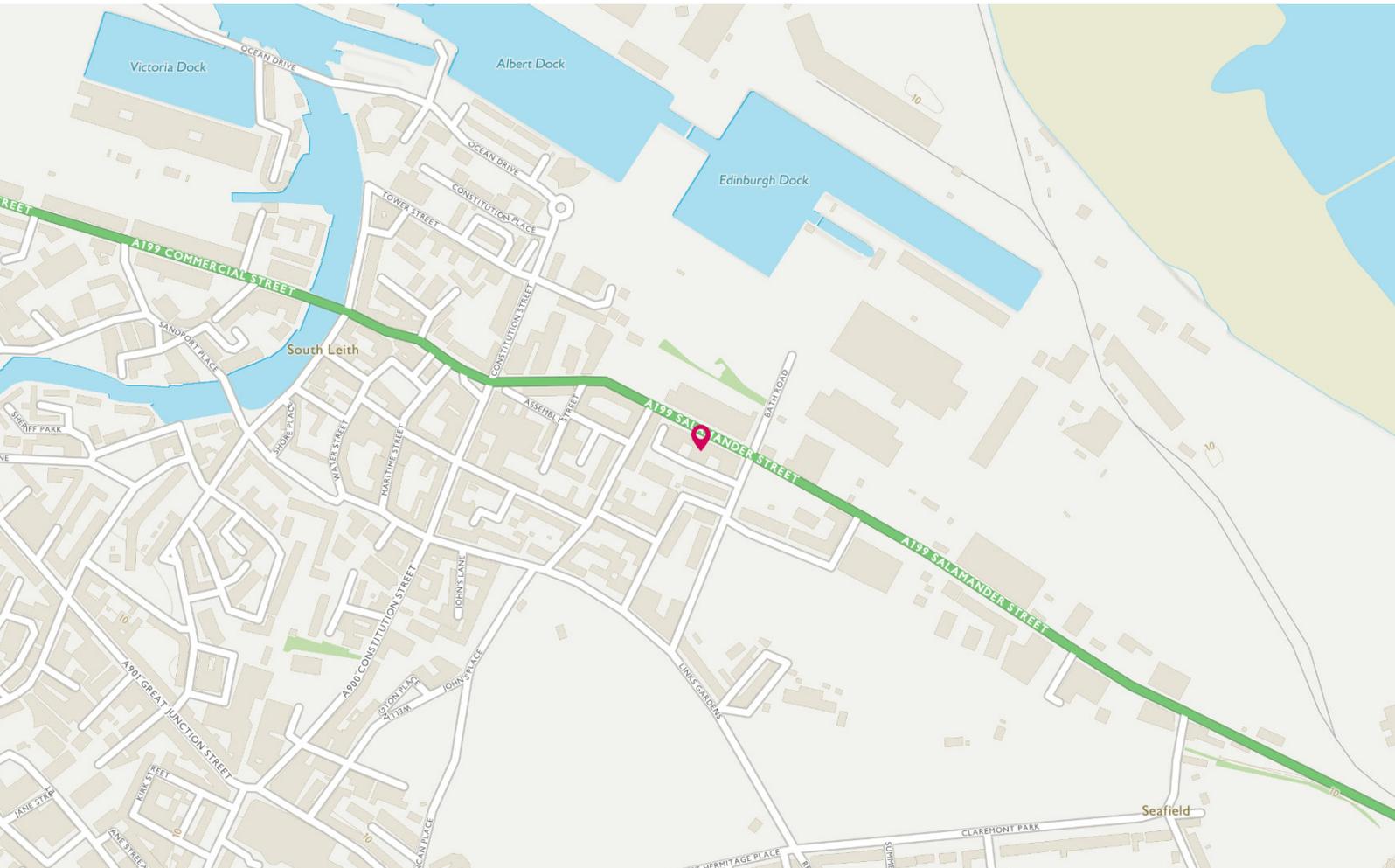
Approximate Dimensions (Taken from the widest point)

Bedroom 3.45m (11'4") x 2.64m (8'8")  
Lounge/Kitchen 4.67m (15'4") x 4.59m (15'1")

Bathroom

2.64m (8'8") x 1.71m (5'7")

Gross internal floor area (m<sup>2</sup>): 41m<sup>2</sup>  
EPC Rating: C



# 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.



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