

Flat 3,3 Salamander Court

LEITH, EDINBURGH, EH6 7JE



ATTRACTIVE TWO-BEDROOM
FIRST-FLOOR FLAT



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McEwan Fraser Legal is delighted to present this attractive two-bedroom first-floor flat, situated within Salamander Court in the popular Leith area of Edinburgh. Presented in move-in condition, the property offers comfortable and well-proportioned accommodation, making it an excellent opportunity for professionals or investors seeking a property in a vibrant and well-established location.

The accommodation comprises a welcoming entrance hallway leading to a bright and comfortable living room, providing an ideal space for relaxing or entertaining. The kitchen offers a practical layout for everyday use, while the two bedrooms provide versatile accommodation for a range of requirements, whether as a home, guest bedroom or home office. The bathroom completes the internal accommodation.

The Property





Bedroom 1







Bedroom 2



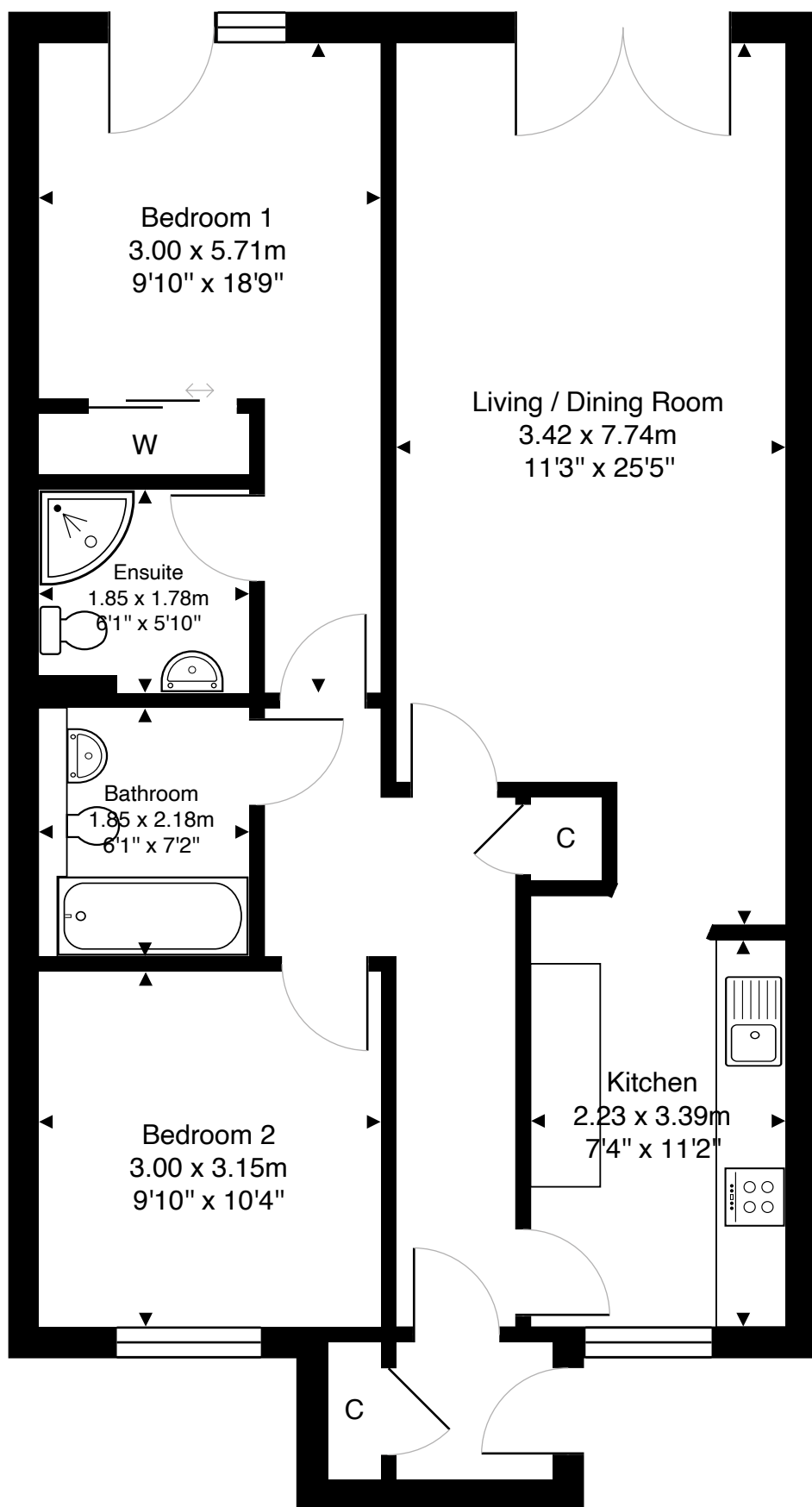




A particular highlight of the property is its private terrace, offering valuable outdoor space to enjoy during the warmer months and providing an ideal spot for morning coffee or relaxing after a busy day.

Further benefits include gas central heating and double glazing, helping to ensure comfort throughout the year. The property is ready to move into, allowing the successful purchaser to settle in or consider its investment potential without the need for immediate renovation.





Gross internal floor area (m²): 79m²

EPC Rating: B



Salamander Court is ideally placed to enjoy everything Leith has to offer, including a fantastic selection of independent cafés, restaurants, bars and local shops. The area also benefits from excellent transport connections, providing convenient access to Edinburgh city centre and beyond.

Overall, this is an excellent opportunity to acquire a well-presented two-bedroom flat with the added benefit of a private terrace in a popular Edinburgh location. With its move-in condition and potential appeal to both owner-occupiers and investors, early viewing is highly recommended.

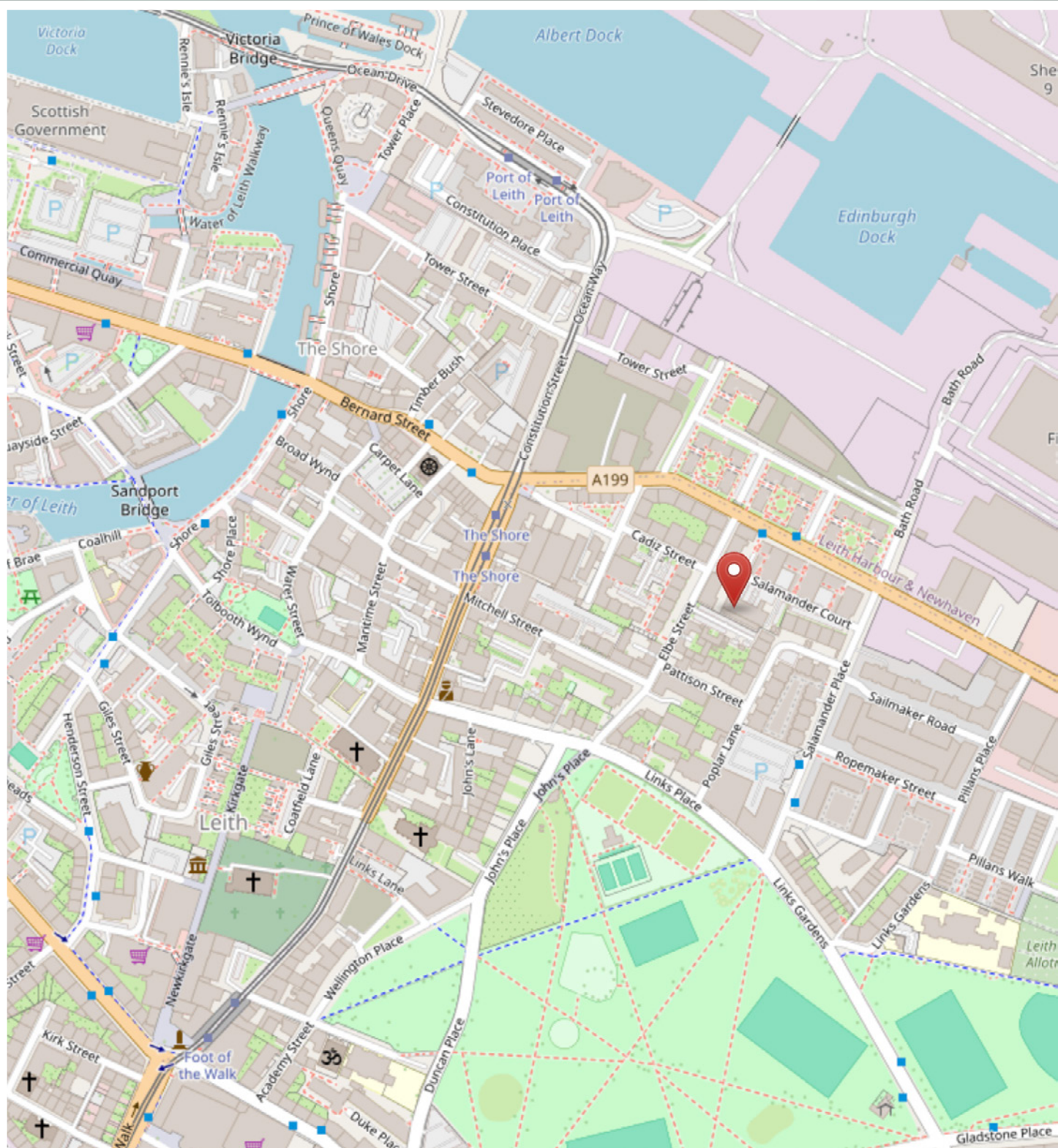
The Property



Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.



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THE SUNDAY TIMES
THE TIMES



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