

Flat 5, 8 Salamander Court

THE SHORE, EDINBURGH, EH6 7JN



*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.

Inside, the property comprises of:

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

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.



Open-Plan Living





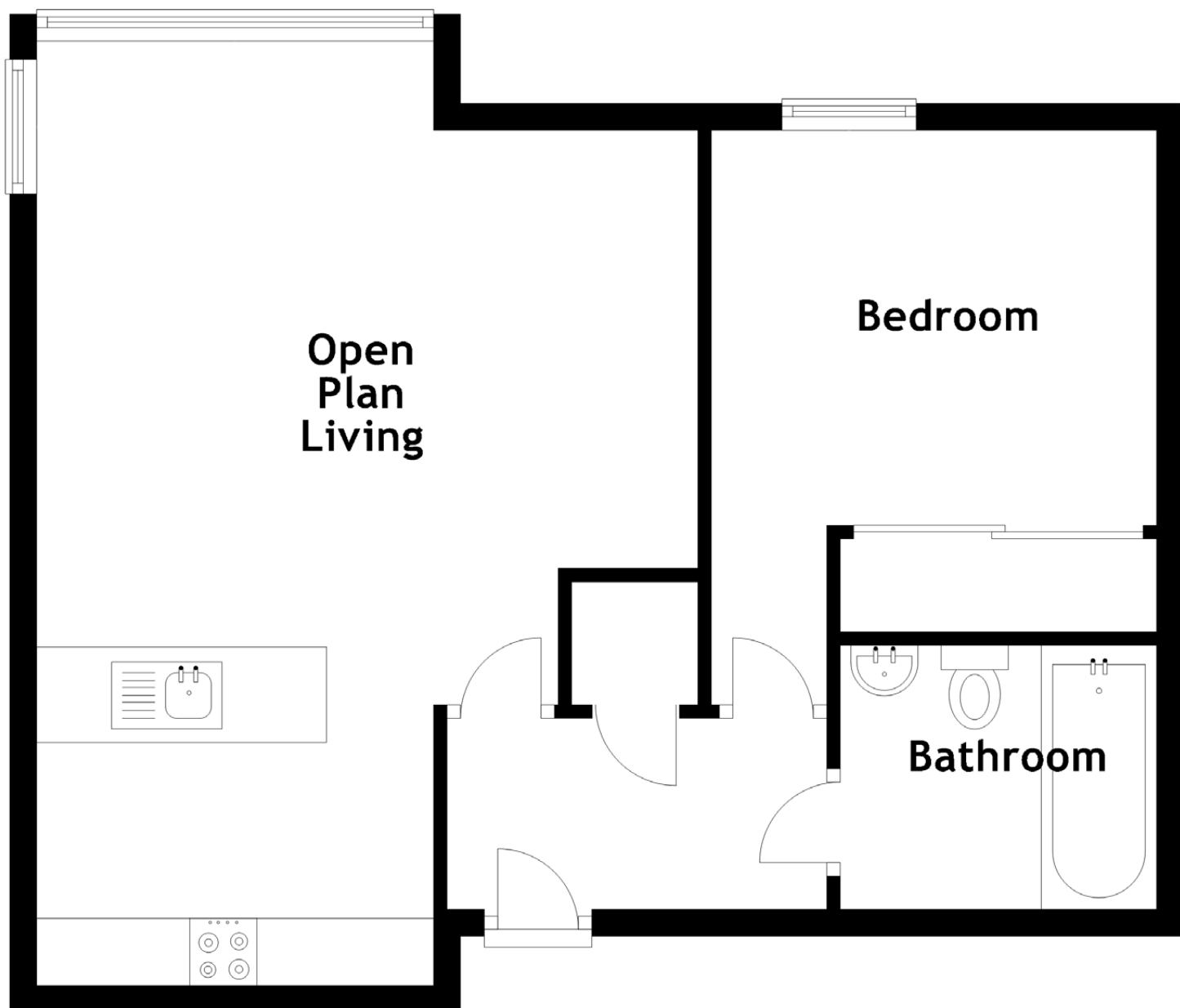




Bedroom







Approximate Dimensions

(Taken from the widest point)

Open Plan Living 7.03m (23'1") x 4.92m (16'2")

Bedroom 4.28m (14') x 3.32m (10'11")

Bathroom 2.36m (7'9") x 1.96m (6'5")

Gross internal floor area (m²): 53m²

EPC Rating: C



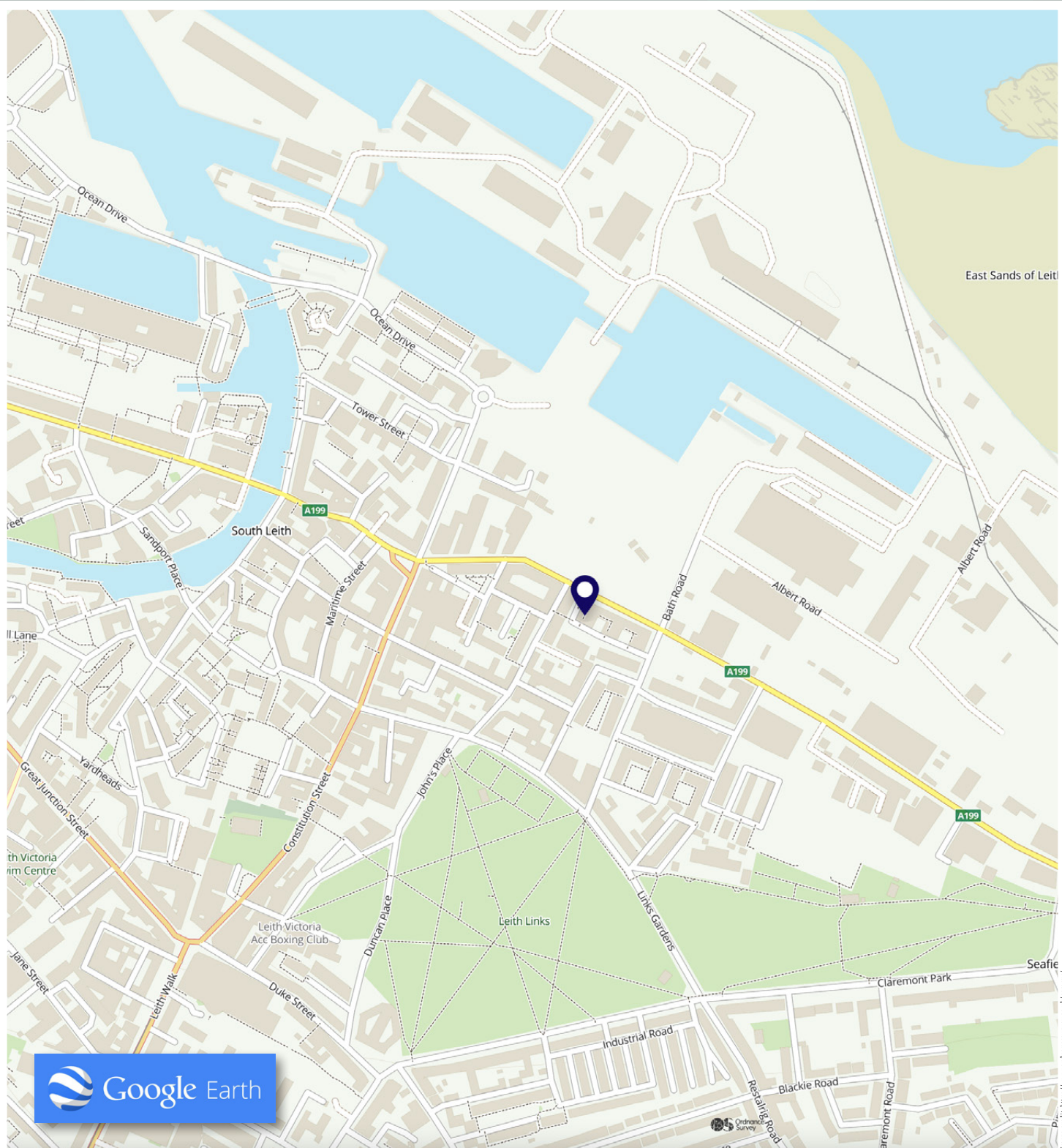
This property is located at the heart of The Shore in Edinburgh, a vibrant cosmopolitan district set around the mouth of the Water of Leith, offering a unique waterfront setting only a short distance from the city centre, situated less than two miles from Princes Street and served by several excellent, frequently running bus services to both the city centre and the airport.

The Shore has been radically transformed into a gentrified community of quality apartments and penthouses making it an extremely desirable place to live.

There is an extensive choice of quality eateries, including Michelin starred restaurants, numerous cafes and several wine bars and the area is well served by major and local supermarkets.

The extensive shopping centre at Ocean Terminal, with multiplex cinema, and boutique retail outlets at Commercial Quay are both close by. Fantastic nursery and primary schools are within easy walking distance as is the Leith Victoria swimming pool and fitness centre.

The Location



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Exchange
Available



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THE SCOTSMAN



Text and description
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