

# Flat 2F2 8 Salamander Street

LEITH, EDINBURGH, EH6 7HR



EXCEPTIONAL ONE-BEDROOM FLAT OFFERING HIGH-QUALITY LIVING WITH NO ONWARD WORK REQUIRED



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McEwan Fraser Legal is delighted to present this immaculately presented one-bedroom flat on Salamander Street, which has been renovated to an exceptionally high standard throughout and offers a turnkey home ready for immediate occupation. Finished with a sharp eye for detail, the property combines modern design with a stylish, contemporary finish.

The accommodation is bright and well proportioned, featuring a welcoming living space, a beautifully fitted kitchen with high quality finishes, and a generous double bedroom providing a calm and comfortable retreat. The bathroom has been finished to a sleek modern standard, complementing the overall quality of the refurbishment.

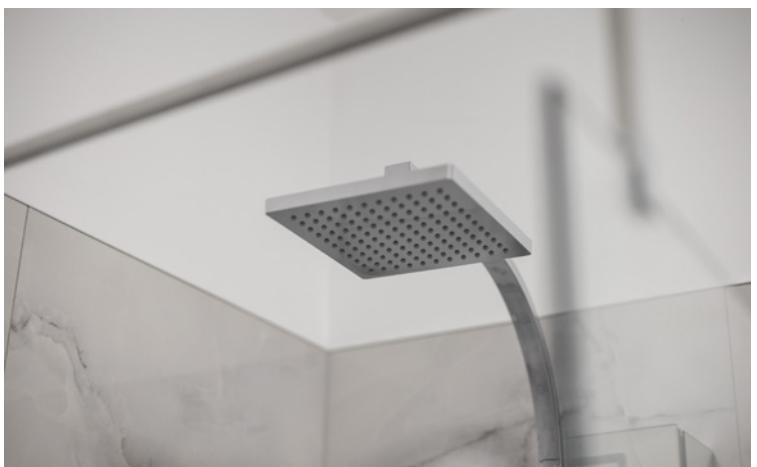
## The Property

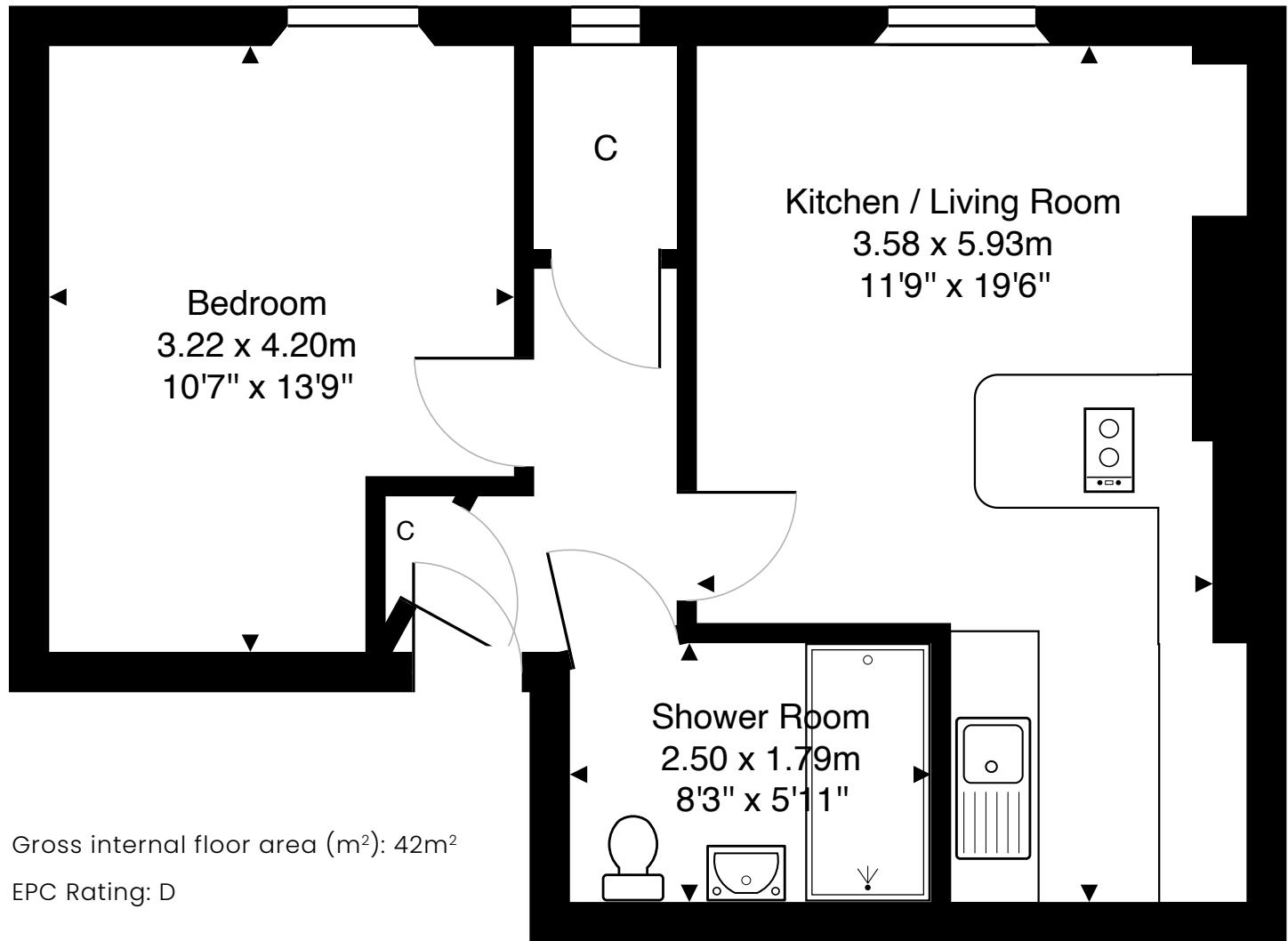
*“...with a sharp eye for detail, the property combines modern design with a stylish, contemporary finish...”*





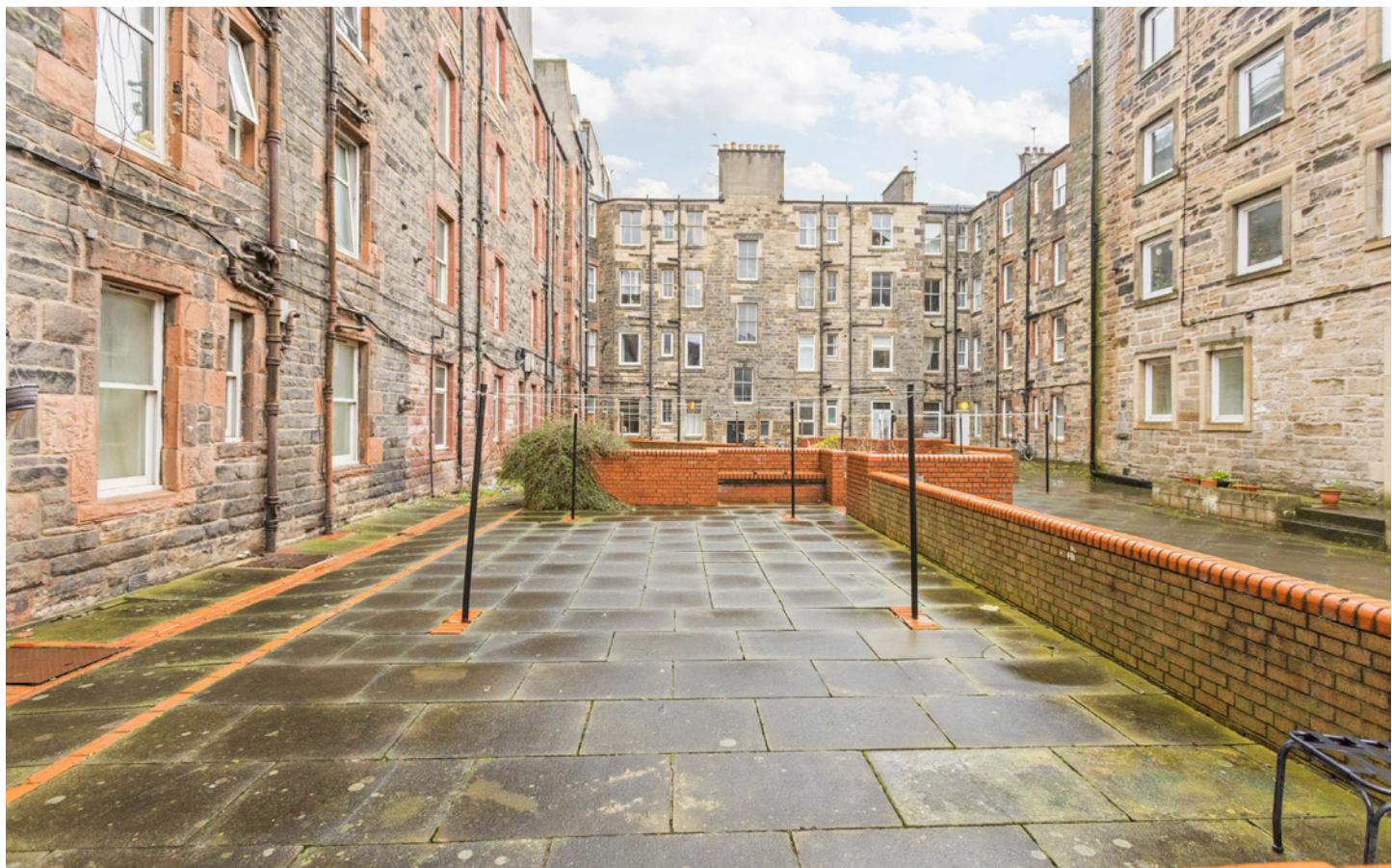
## The Bedroom







Situated in a highly convenient location close to excellent local amenities, fashionable cafés, bars and transport links, this outstanding flat is ideal for first time buyers, professionals or investors seeking a high quality home with nothing to do but move in.





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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 Location



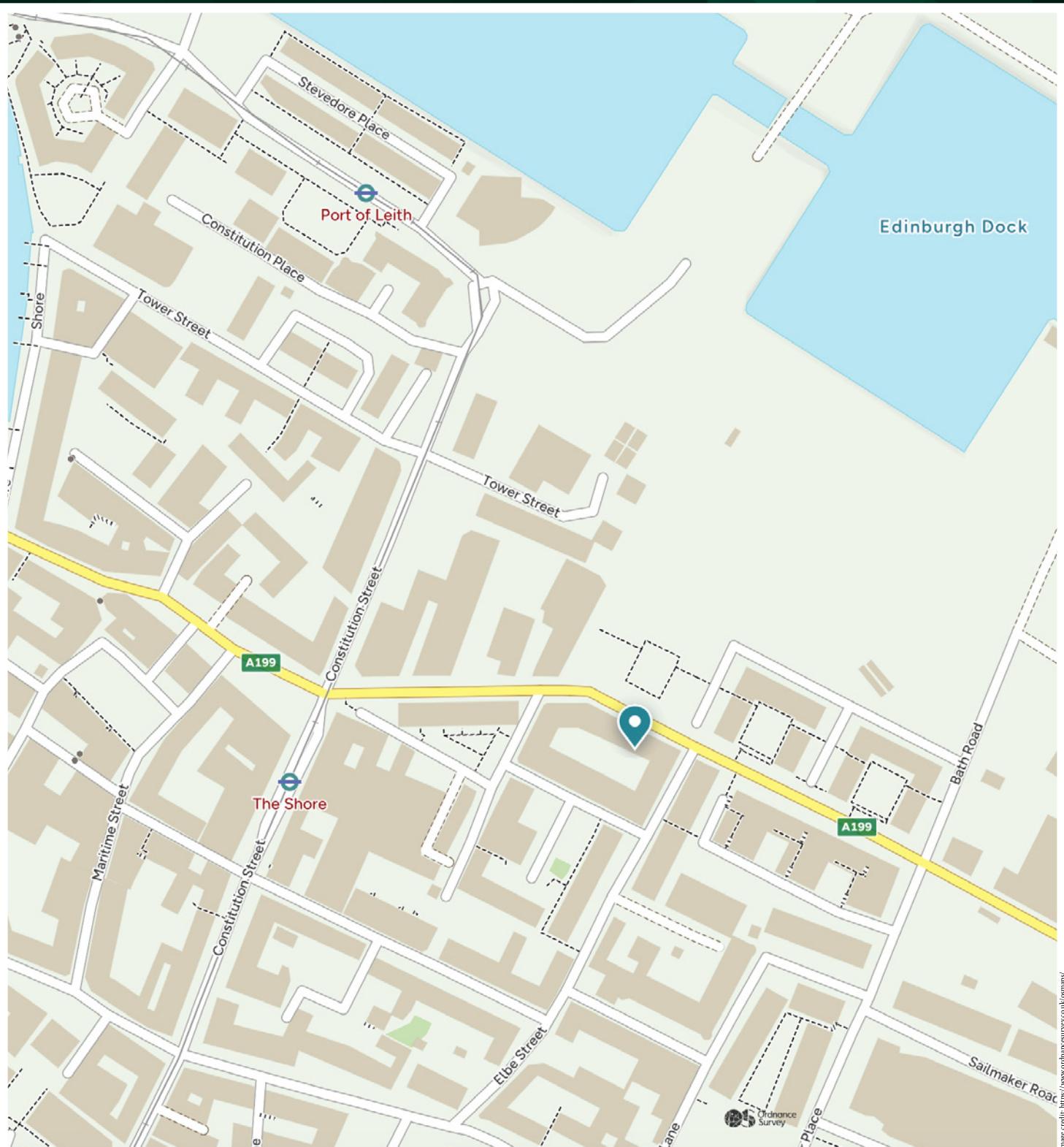


Image credit: <https://www.ordnancesurvey.co.uk/maps/>

# McEwan Fraser Legal

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Part  
Exchange  
Available



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