



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**20/5 Salamander Place**

EDINBURGH, EH6 7JW



# LOCATION

## SALAMANDER PLACE

EDINBURGH, EH6 7JW

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 multiplex 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.





# 20/5 SALAMANDER PLACE

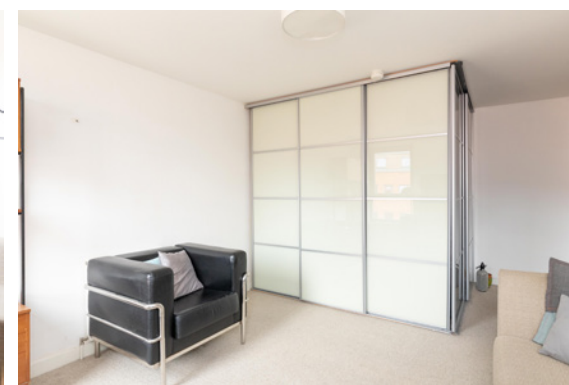
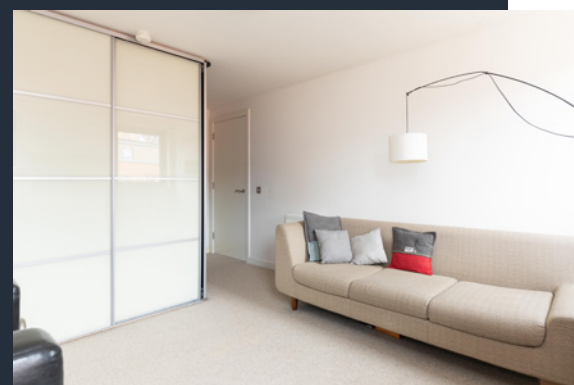
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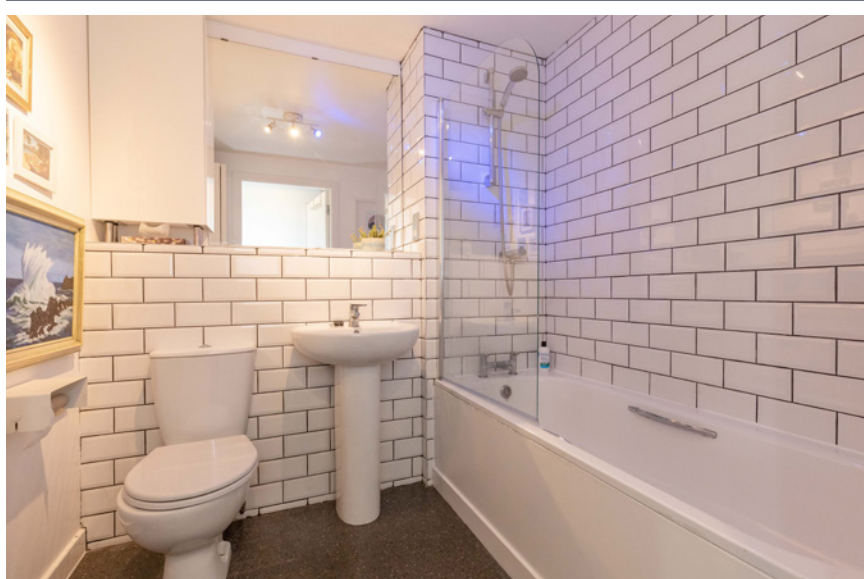
McEwan Fraser Legal are delighted to present this fantastic opportunity to purchase a quarter share of a bright and attractive two bedroom fourth floor flat that's well located within this modern development. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising of an entrance hall with a large storage cupboard, a bright and spacious lounge, a modern breakfasting kitchen benefiting from wall and base units, an integrated gas hob, electric oven and extractor hood.

There are two double bedrooms with double built-in wardrobes and ample space for furniture arrangements and a three-piece, partially tiled bathroom with over-head shower completes the rooms.

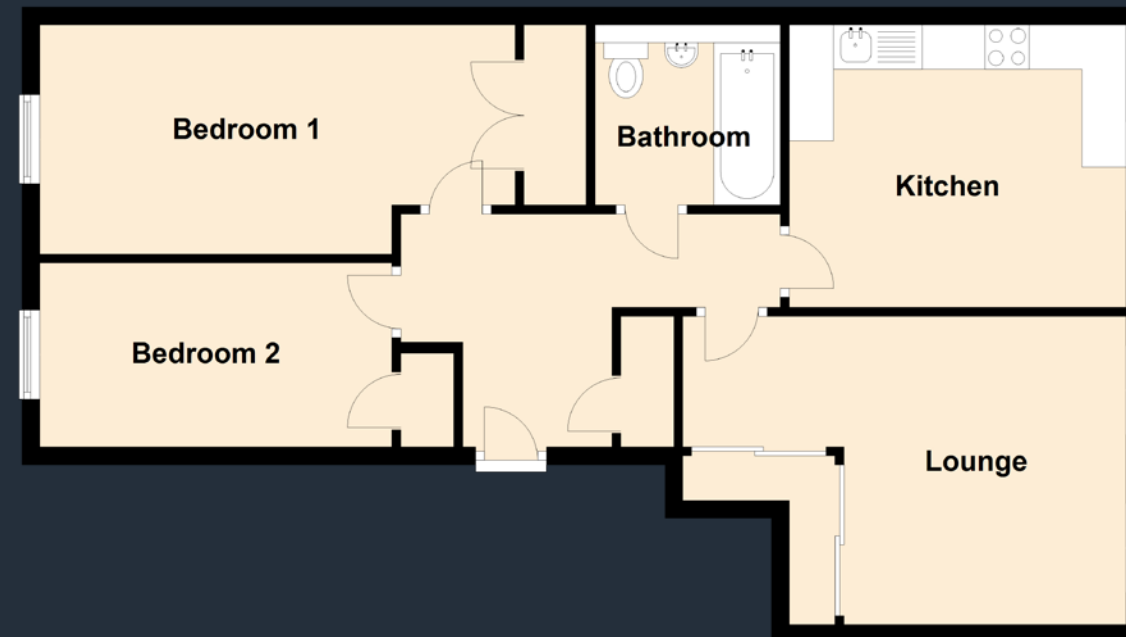
This property further benefits from, a secure entry door system, a lift, gas central heating, full double glazing, communal garden grounds, including bin, bike storage and secure parking with more than adequate visitors spaces available.





# DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



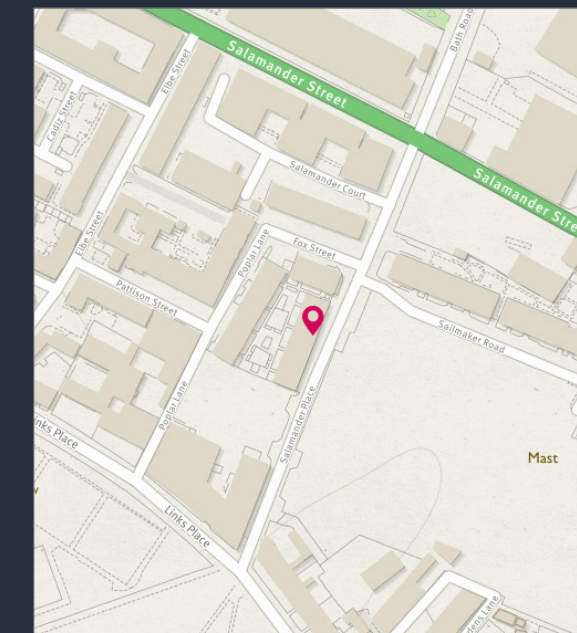
Approximate Dimensions  
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.47m (11'5")
Kitchen	3.80m (12'6") x 3.18m (10'5")
Bedroom 1	5.36m (17'7") x 2.58m (8'6")
Bedroom 2	4.02m (13'2") x 2.07m (6'9")
Bathroom	2.09m (6'10") x 2.03m (6'8")

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>

EPC Rating: B

Extras (Included in the sale): All fixtures, fittings, fitted floor coverings, white goods and appliances.





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Text and description  
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 Surveyor



Professional photography  
**ROSS MCBRIDE**  
 Photographer



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**ALLY CLARK**  
 Designer