




McEwan Fraser Legal

Solicitors & Estate Agents

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16/2 Salamander Street

LEITH, EDINBURGH, EH6 7HR



LEITH

EDINBURGH, EH6

Many would consider Leith to be an independent community, of course, and certainly, it is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere.

This property is situated in the very heart of Leith and many would consider this area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes by bus takes you to Ocean Terminal where further shops, restaurants and cinema can be found.

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.

Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the City Bypass.

16/2 SALAMANDER STREET

LEITH, EDINBURGH

An excellent opportunity has arisen to acquire this spacious two-bedroom first-floor flat, making for an ideal city centre residence while being well located within the popular Leith area of Edinburgh. Viewing of this property is highly recommended.

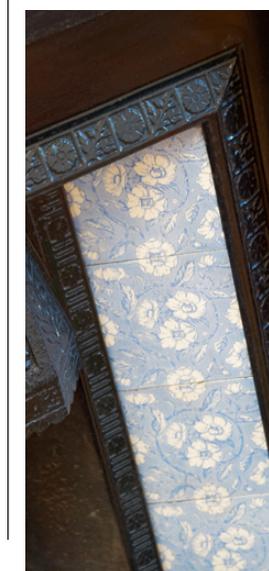
Internally this accommodation is in good decorative order, while briefly consisting of entrance hallway, a bright and spacious sitting room with a feature open fire including surround, period cornicing and an Edinburgh press cupboard as well as a fully fitted, partially tiled kitchen with an integrated ceramic 4 hob/oven and extractor hood.

There are two double bedrooms, one of which has a double built-in wardrobe and the other has a cupboard which houses the boiler, a further Edinburgh press and a single built-in wardrobe.

The box room offers optional use as a home office, dressing room or a storage room and the three-piece, partially tiled bathroom has an overhead shower.

This property also benefits from secure door entry system, gas central heating, double glazed windows to the front, with single glazed sash & case windows to the rear, high ceilings and real wood flooring presumed throughout, as well as a communal rear garden, which is accessed via the stairway.

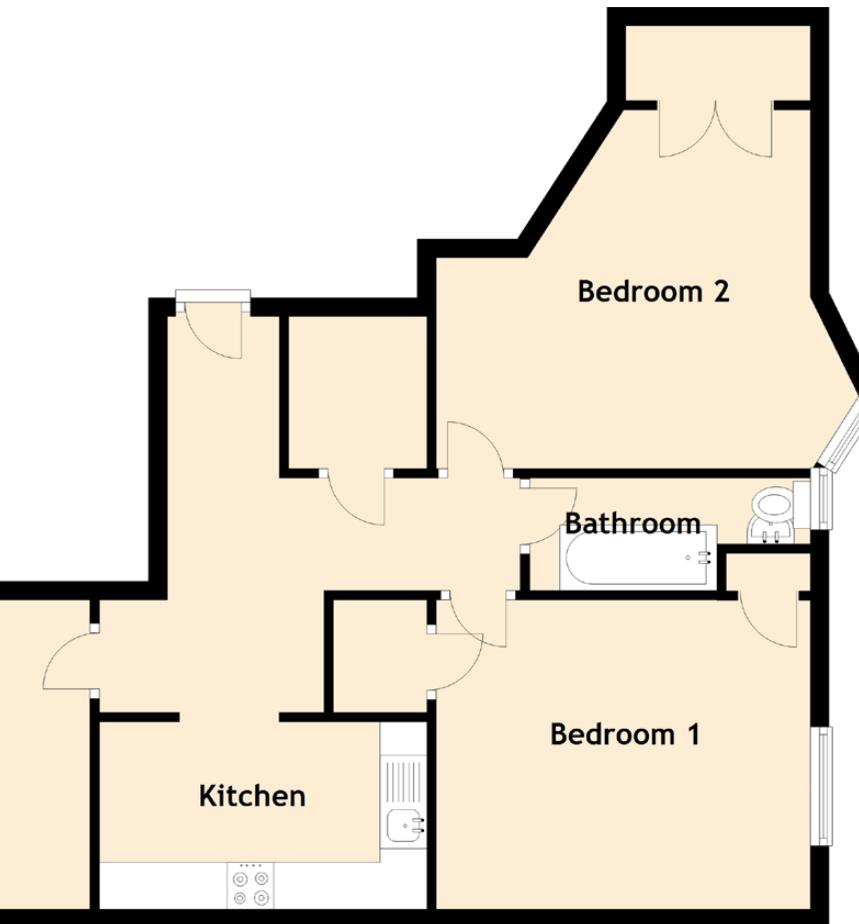
Residents and visitors can take full advantage of the unrestricted on-street parking.





SPECIFICATIONS

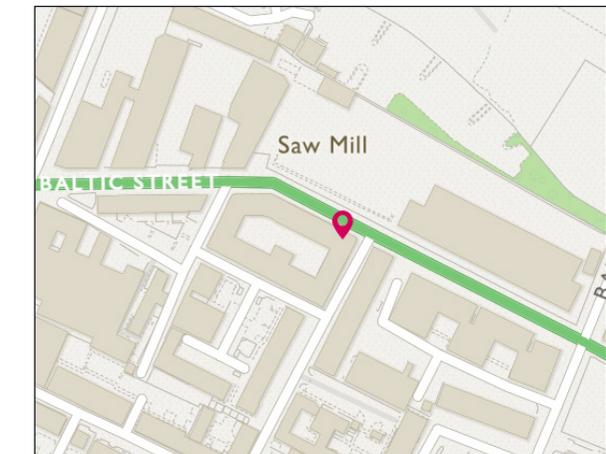
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	3.50m (11'6") x 3.50m (11'6")
Kitchen	4.40m (14'5") x 1.70m (5'7")
Bedroom	3.30m (10'10") x 2.80m (9'2")
Bathroom	1.75m (5'9") x 1.60m (5'3")

Gross internal floor area (m²): 39m²
EPC Rating: C





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Part
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Available

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