

Flat 29, 10 Salamander Court

LEITH, EDINBURGH, EH6 7JP



*Spacious and Bright Two Bedroom Top Floor
Flat In Edinburgh's Popular Shore Area*



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McEwan Fraser Legal is delighted to present this two-bedroom top floor flat in Edinburgh's popular shore area. The property is in walk-in condition and benefits from high ceilings and excellent views of Arthur Seat and Leith links.

THE LOUNGE



Inside, the property comprises of:

- The lounge has large dual aspect windows and provides excellent views to Arthur seat, Leith Links and beyond whilst offering various possibilities for furniture configuration. Fully equipped kitchen accessed via the large bright lounge area. The kitchen is spacious and is equipped with a hob, fan oven, with freestanding white goods.

THE KITCHEN



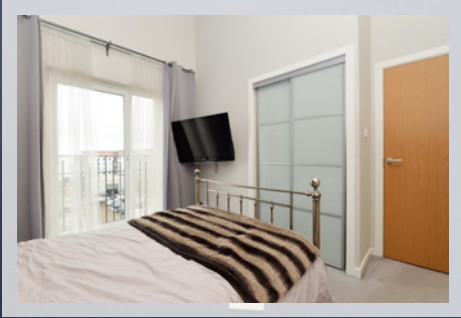


- The flat benefits from two bathrooms. One of which is a spacious en suite shower room and master bathroom both of which are three-piece bathrooms and modern.
- Two well-proportioned bedrooms which of which the master bedroom includes built-in wardrobes and en suite facilities.

THE BATHROOM



BEDROOM 1



BEDROOM 2

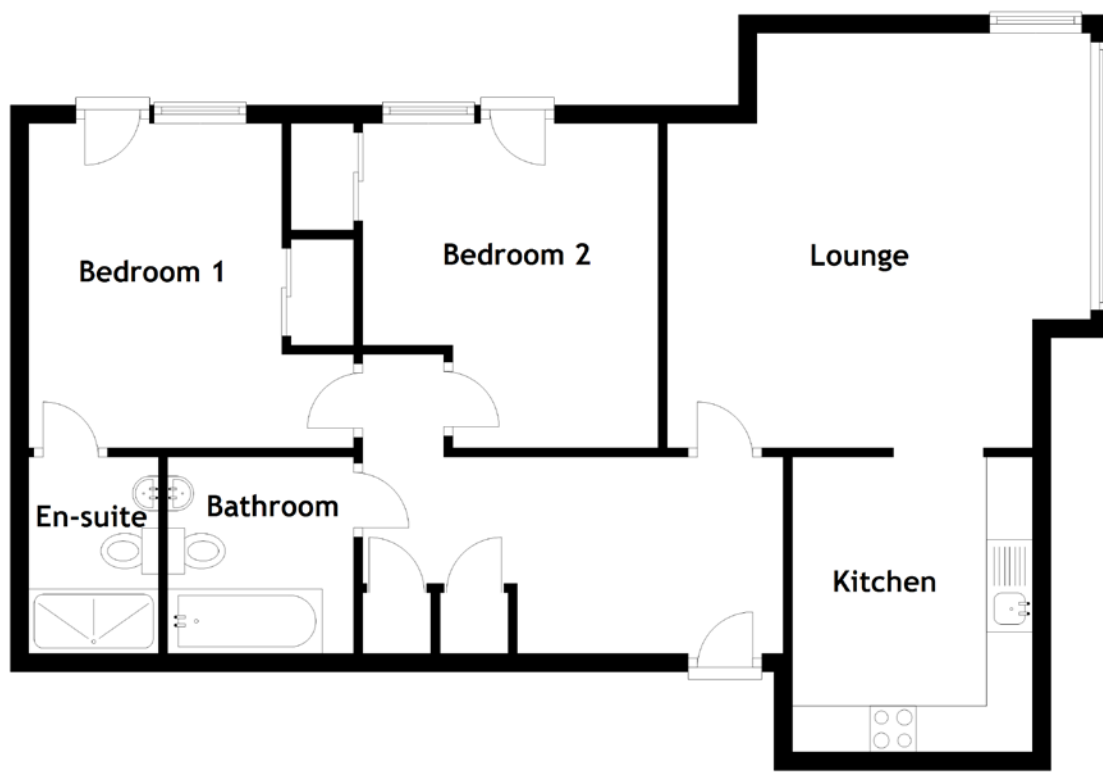


In addition, the property includes gas central heating, full double glazing making for a warm and cost-effective home all year round as well as benefiting from free residents parking.

THE VIEW



FLOOR PLAN, DIMENSIONS & MAP

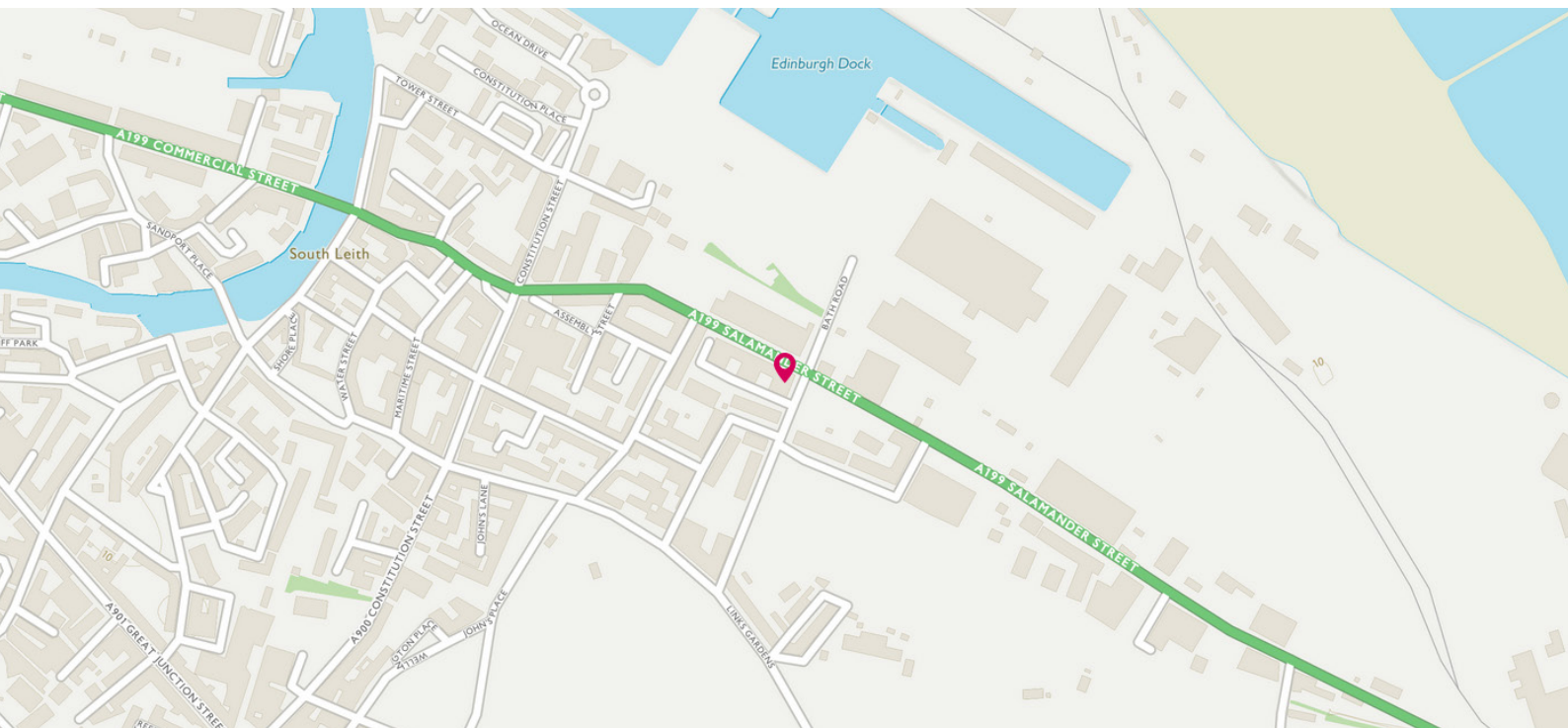


Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 4.50m (14'9")
Kitchen	3.20m (10'6") x 2.61m (8'7")
Bedroom 1	3.53m (11'7") x 3.52m (11'7")

En-suite	2.13m (7') x 1.41m (4'8")
Bedroom 2	3.52m (11'7") x 3.21m (10'6")
Bathroom	2.13m (7') x 1.89m (6'2")

Gross internal floor area (m²): 70m²
EPC Rating: B



THE LOCATION

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.



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