

9, 10 Salamander Court

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*Highly Desirable Two Bedroom Apartment, Well Located
Within The Popular Leith Area Of Edinburgh*



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An excellent opportunity has arisen to acquire this highly desirable two-bedroom apartment, making for an ideal first-time-buyer or buy-to-let opportunity while being well located within the popular Leith area of Edinburgh. Viewing this property is highly recommended.

THE LOUNGE



Internally this accommodation is very stylish and in excellent decorative order, it is clear that it has been well looked after by its current owners, while briefly comprising; entrance hallway with two storage cupboards, an open plan, dual aspect lounge/ kitchen/diner which benefits from an integrated 4-ring gas hob, electric oven, extractor hood, stylish units and tiled splashbacks.

THE KITCHEN





spacious master bedroom has double built-in wardrobes, a Juliet balcony and a three-piece, partially tiled en-suite shower room. A further double bedroom has double built-in mirrored wardrobes and a double Juliet balcony. There is also a three-piece, partially tiled bathroom with an overhead shower.

THE BATHROOM



BEDROOM 1



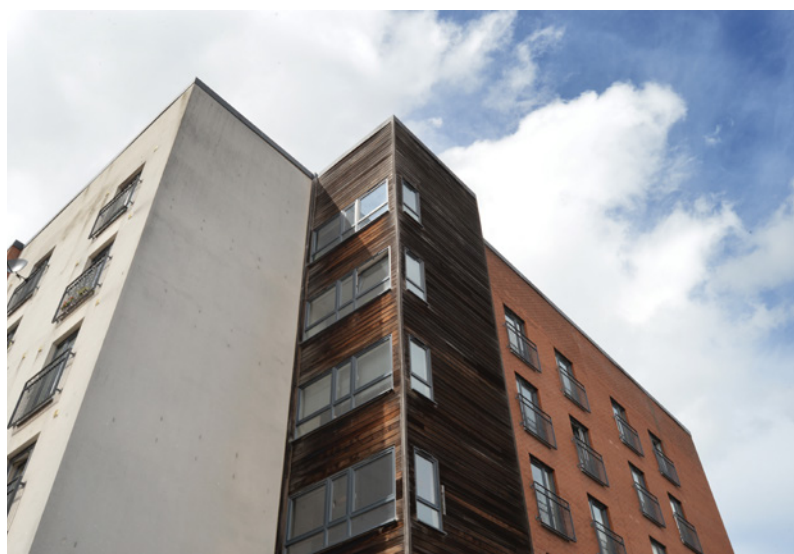
BEDROOM 2



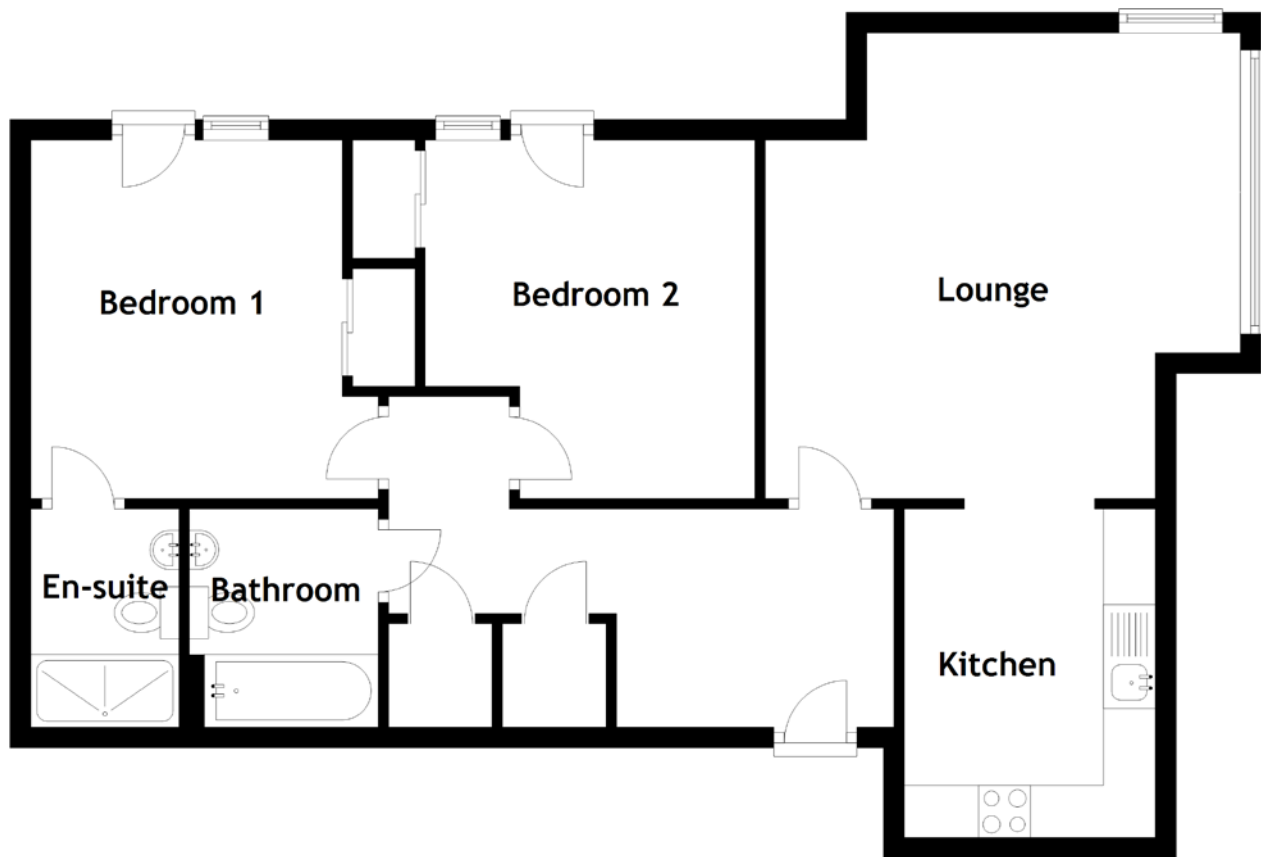
This property also benefits from; a secure door entry system, a lift, gas central heating, full double glazing, communal garden grounds surrounding the property, including bin and bike stores and more than adequate residential parking with visitor spaces available.

Some properties really do tick every box, and this is one of them.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

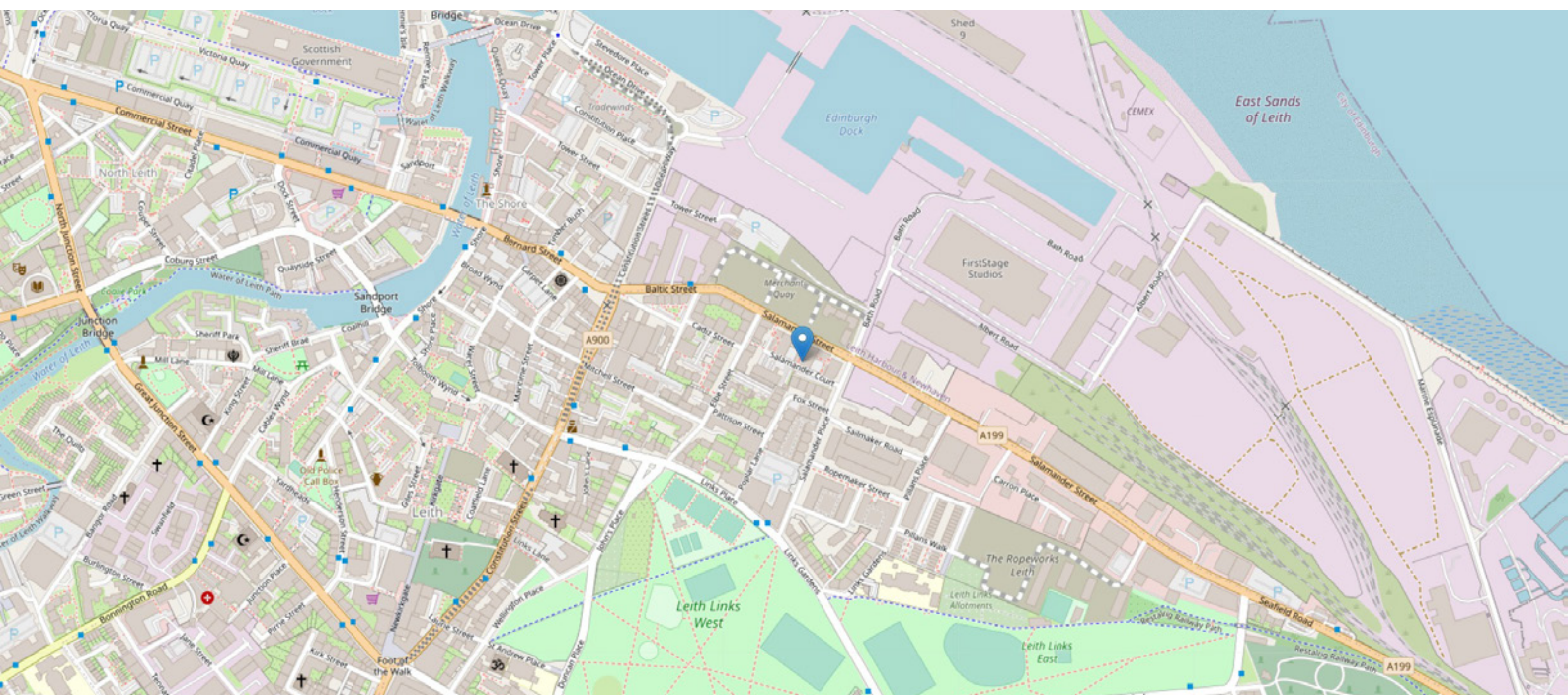


Approximate Dimensions
(Taken from the widest point)

Lounge 4.58m (15') x 4.48m (14'8")
 Kitchen 3.16m (10'4") x 2.42m (7'11")
 Bathroom 2.10m (6'11") x 1.82m (6')

Bedroom 1 3.45m (11'4") x 3.26m (10'8")
 En-suite 2.10m (6'11") x 1.43m (4'8")
 Bedroom 2 3.46m (11'4") x 3.14m (10'4")

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



THE LOCATION

Salamander Court 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.





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 a bright lively atmosphere. 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 place.

From Leith, it is also a relatively simple matter to travel out to many parts of the city and beyond. 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.

Not surprisingly, Leith has several surgeries, a choice of dentists, its own primary and secondary schools, the Academy being a community high school with access to adults during the day and evenings.



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