

10/17 Salamander Court

LEITH, EDINBURGH, EH6 7JP



*BEAUTIFULLY PRESENTED TWO
BEDROOM APARTMENT WITH EN SUITE*



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McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom apartment at Salamander Court, offering generous and well-proportioned accommodation throughout. Finished to a high standard and presented in true move-in condition, this attractive home would make an ideal choice for first-time buyers, professionals, couples or investors alike.

The property offers a welcoming entrance hallway providing access to all rooms and creating an excellent sense of space from the moment you enter. The spacious living room provides a bright and comfortable environment, offering plenty of room for both relaxing and entertaining. The well-appointed kitchen provides ample storage and worktop space, making it a practical and enjoyable area for everyday living.

The Property



There are two generously proportioned bedrooms, with the principal bedroom benefiting from a modern en suite shower room. The second bedroom offers excellent flexibility and could comfortably accommodate guests, family members or provide an ideal home working space. A contemporary family bathroom completes the accommodation.



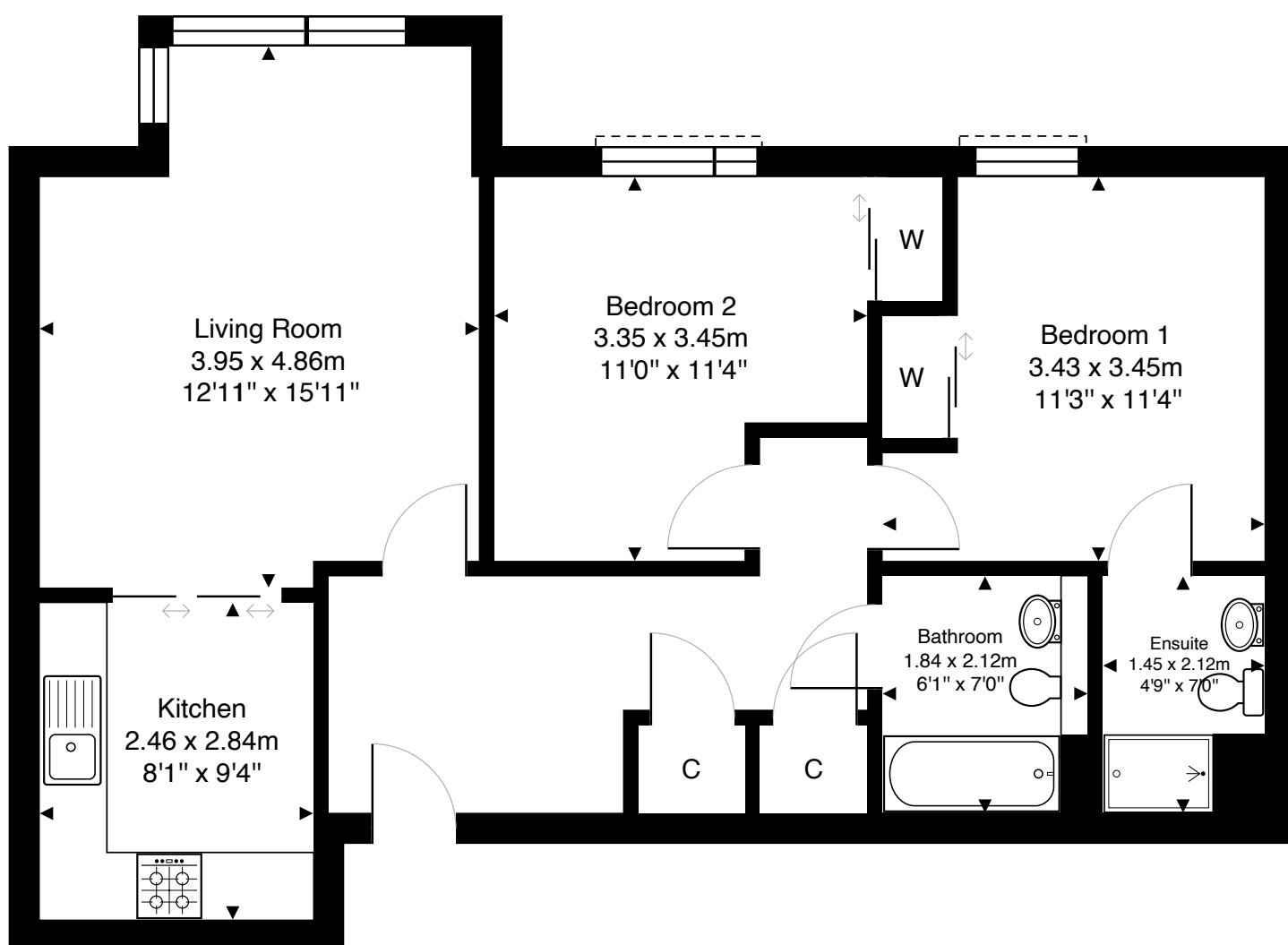




Bedroom 2







Gross internal floor area (m²): 68m²

EPC Rating: B

Floor Plan



The property benefits from gas central heating and double glazing throughout, ensuring a warm, comfortable and energy-efficient living environment all year round. It is also well presented throughout, reflecting the care and attention given to the home.

Throughout the property, the generous room proportions and attractive presentation create a comfortable and welcoming home. The property offers an excellent opportunity for those looking for a quality two-bedroom apartment with the added benefit of an en suite. Early viewing is highly recommended to fully appreciate the accommodation on offer.

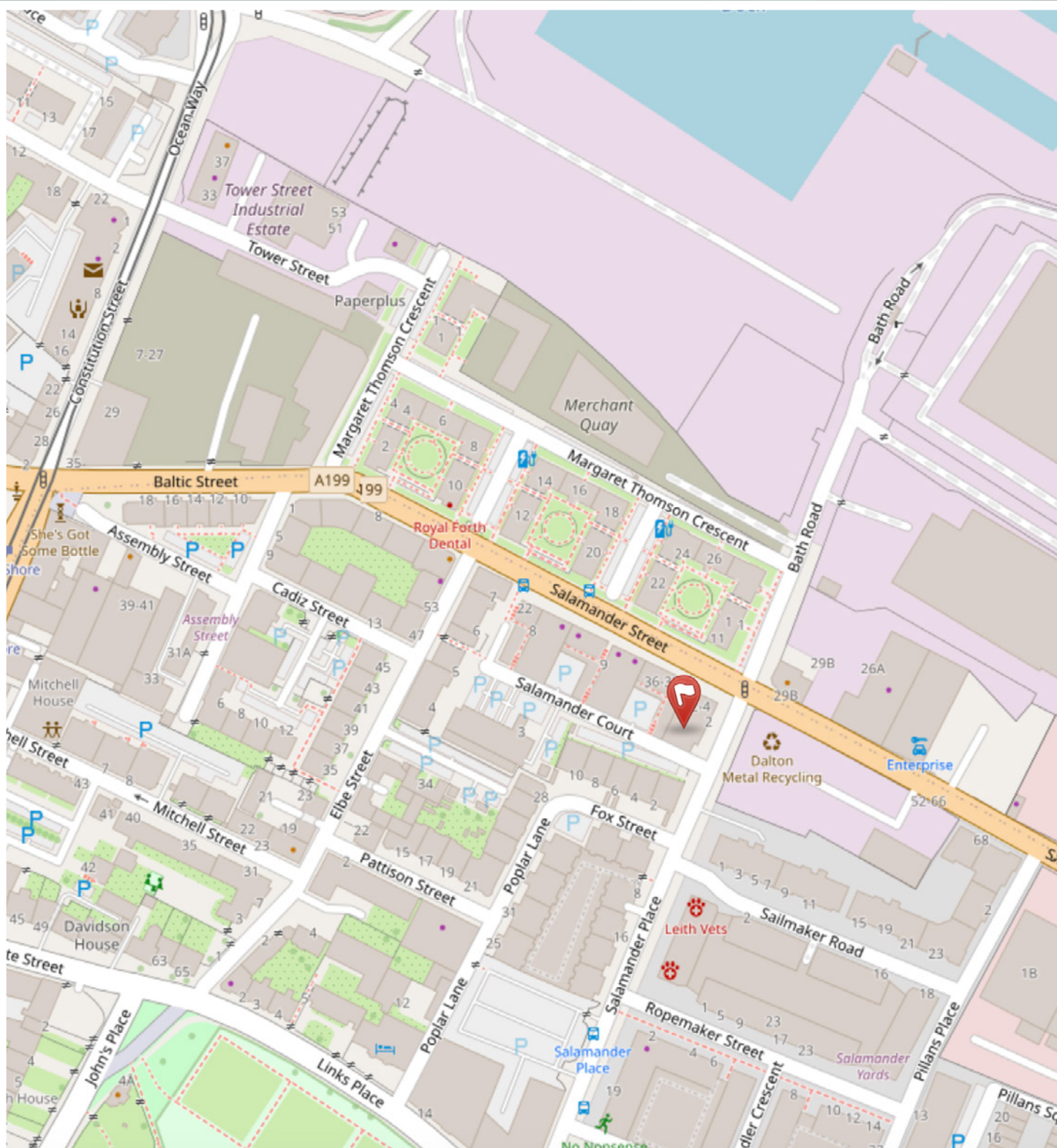
The Property



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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Exchange
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THE SUNDAY TIMES
THE TIMES



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