



Flat 33, 8 Salamander Court Leith EH6 7JN

Spacious 4th Floor Apartment

Open Plan Living / Dining / Kitchen

Master Bedroom with Ensuite Shower Room

Second Bedroom

Bathroom

Gas central heating and double glazed

Lift

Residents' Car Park

Offers over £220,000

Attractive, newly decorated fourth floor two bedroom flat. With open plan living space with lounge opening onto the dining / kitchen. Features Juliet balconies with views towards the Firth of Forth.





Location

The property is located within the popular Shore area of Leith, situated within a ten minute journey of Edinburgh city centre, on the north side. It is a historic area which has undergone a huge transformation in recent years with significant investment to redevelop Leith Docks and the surrounding area. There is now a vibrant centre of Leith with many smart and award winning restaurants and bars. Furthermore, nearby Leith Walk has an excellent range of services including a wide choice of local speciality shops, delicatessen, restaurants, bars and banks. Further shopping is available at Ocean terminal and at Meadowbank Retail Park. Local supermarkets include a Scotmid, Lidl and Tesco at the Foot of Leith Walk, Asda at Newhaven and a Sainsbury's at Meadowbank. The area is served by a tram and bus service operating to the City centre.

General Information

A Home Report is available for this property. It can be downloaded from espc.com or requested from Forsyth Solicitors.

Home Report Value £230,000. Approximate size 74m². The property was built in 2008.

The property is rated as Council Tax band D and EPC band B.

The property has mains water, gas and electricity. There is a modern gas heating system with radiators in each room. Double glazing.

Viewing

Please submit an ESPC Viewing Request (The mailbox is monitored and viewings arranged 7 days a week.) Alternatively call 07757 970 850.



HALL

Doors lead into the lounge, the dining kitchen, two bedrooms and the bathroom. Two built-in cupboards. Entry-phone system.

LIVING ROOM / DINING / KITCHEN

A bright and spacious open-plan living space, featuring double glazed doors leading to a Juliet balcony with views to the Firth of Forth. Opening leads into dining kitchen.

DINING KITCHEN

Fitted kitchen of wall and base units with coordinated work-surfaces. Sink with mixer tap, gas hob and electric oven. Space for a table and chairs. Door into hall.

BATHROOM

Stylish bathroom with bath, wash hand basin and WC.

MASTER BEDROOM

Double bedroom with window and single floor to ceiling door opening onto Juliet balcony. Fitted wardrobe. Door into ensuite shower room.

ENSUITE SHOWER ROOM

With shower unit, wash hand basin and WC.

BEDROOM TWO

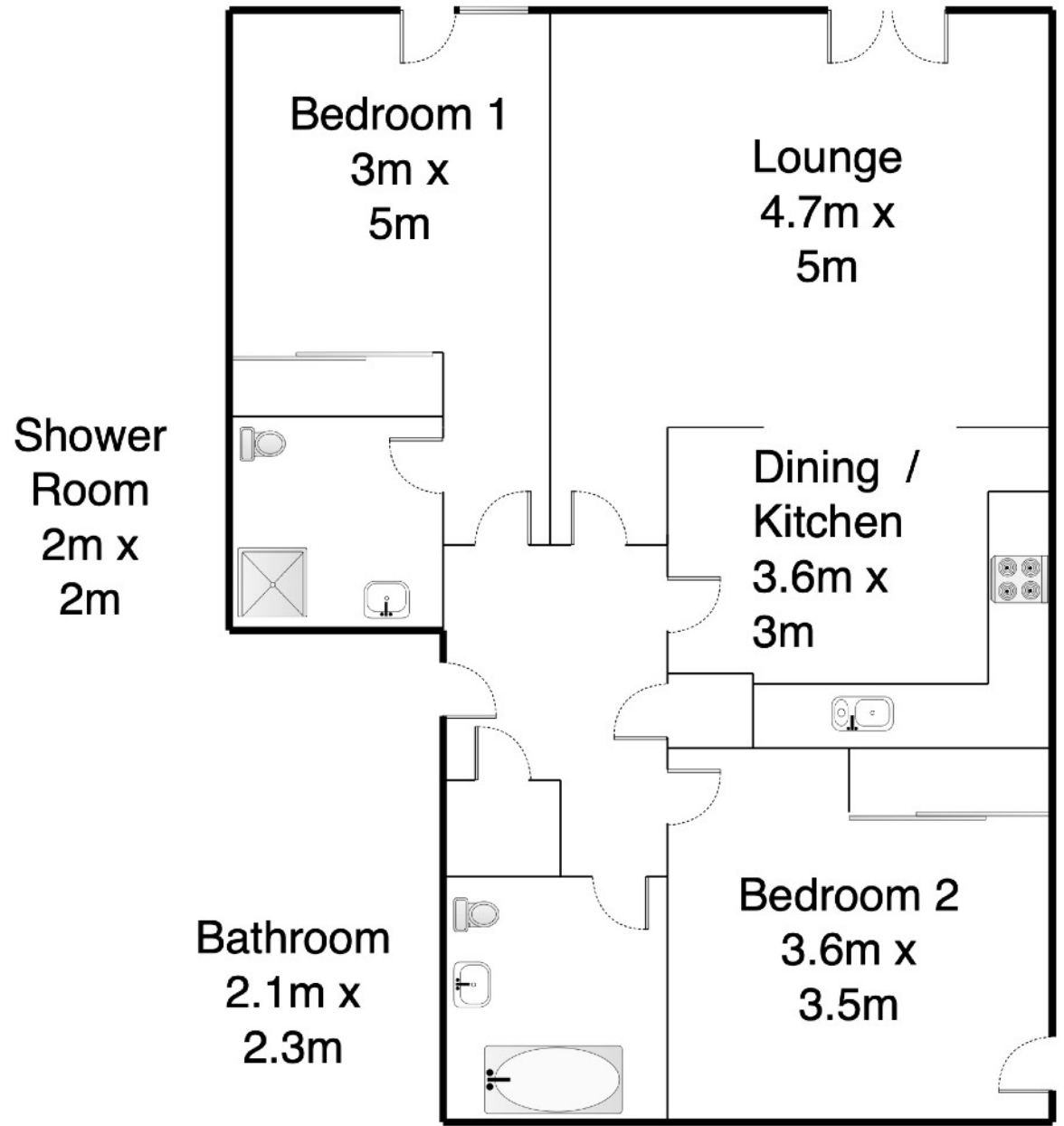
Double bedroom with single floor to ceiling door opening onto Juliet balcony. Fitted wardrobe.

EXTERIOR

Residents' car park.







Floorplan is indicative only. Not to scale.



Fixed Price Estate Agency

Under 250k £1000 + VAT Over £250k £1500 +VAT

Includes Photography, Video Tour, For Sale Board, 7 day a week service

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