Flat 9, 10 Salamander Court, Edinburgh, EH6 7JP



- First Floor Apartment
- Kitchen / Living / Dining Room
- En-suite Shower Room
- Secure Entry System
- Communal Podium Deck Area
- 2 Double Bedrooms
- Modern Bathroom
- Ample Storage
- Ground Level Parking
- Vibrant Leith Location

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Interested In viewing this property?

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LOCATION:

Situated in the heart of vibrant Leith, this well-positioned flat on Salamander Court enjoys an enviable location between the popular community-focused pub The Finch and the expansive green spaces of Leith Links. Steeped in local character, the area offers the perfect blend of city convenience and outdoor lifestyle. Residents can take advantage of the excellent recreational facilities at Leith Links, including tennis courts, walking and cycling paths, and open parkland ideal for relaxation and exercise. The fashionable waterfront district of The Shore, renowned for its independent cafes, bars and restaurants, is just a short stroll away. Excellent transport links are close at hand, with the nearby tram providing swift and direct access to Edinburgh city centre, making this an ideal base for professionals, first-time buyers and investors alike. Combining a strong sense of community with outstanding local amenities, Salamander Court offers the very best of modern Leith living.



DESCRIPTION:

Situated within the sought-after Salamander Court development, this superb first-floor apartment offers stylish contemporary living in one of Edinburgh's most vibrant and desirable locations. The property comprises a welcoming entrance hallway with excellent storage, a bright and spacious open-plan living and dining area with an opening through to a modern fitted kitchen complete with integrated oven, hob, cooker hood and dishwasher. The generous principal bedroom benefits from en-suite shower room and fitted wardrobes, while the second double bedroom provides flexible accommodation ideal for guests, family members, or home working. A well-appointed family bathroom completes the accommodation. Further benefits include gas central heating, double glazing, secure entry system, lift access, ground floor partial covered parking, and well-maintained communal grounds.



EXTERNALLY:

The apartment benefits from partial covered parking at ground level, with lift and stair access to the residential levels. Residents also enjoy access to a shared first-floor podium deck / terrace, providing an attractive communal outdoor space.



SERVICES:

Mains Electric, Gas, Water & Drainage.

A payment of approximately £150 per month is payable to Hacking & Paterson and covers stair cleaning and lighting, lift from ground floor parking, gardening and buildings insurance.



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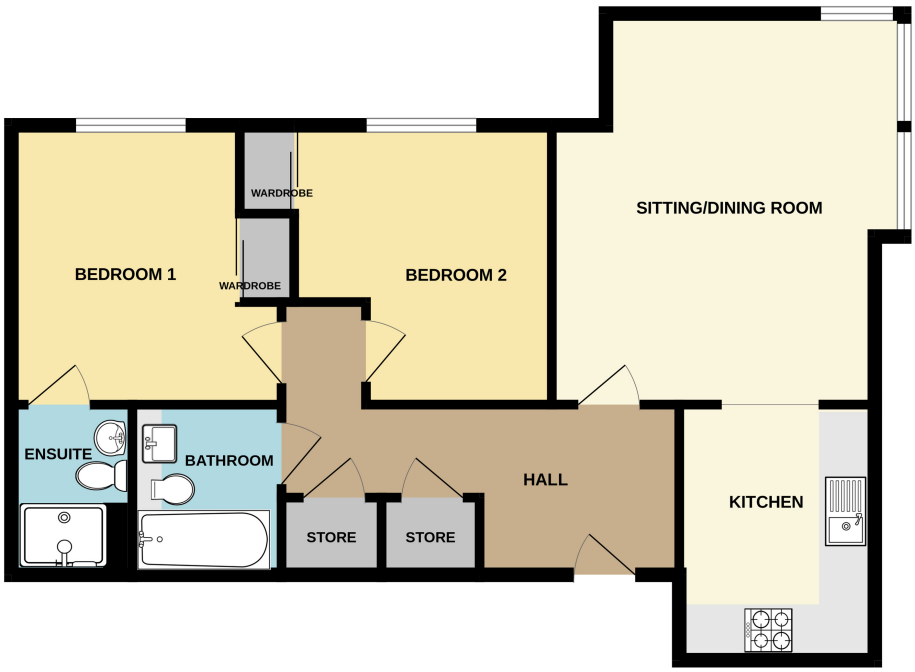
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FLOOR PLAN:

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- HALLWAY (4.19M X 2.10M) at widest
- KTICHEN AREA (3.15M X 2.10M)
- BEDROOM 1 (3.48M X 3.27M) at widest
- BEDROOM 2 (3.46M X 3.15M)
- LIVING / DINING ROOM (4.99M X 3.99M) at widest
- BATHROOM (2.09M X 1.82M)
- EN-SUITE SHOWER ROOM (2.11M X 1.43M)

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IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.

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