











Offers Over

**£210,000**

## 10/2 Salamander Court

Leith Links | Edinburgh | EH6 7JP

Most impressive first floor flat forming part of a select modern development situated within the fashionable Shore area and the green expanse of Leith Links. This lovely property has been finished to a high standard, offering comfortable and light filled living space, enhanced by stylish interior and represents an ideal home for any first time buyer, professionals or couple.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - D



## Description

A hallway leads to a spacious open-plan living/dining room/kitchen, seamlessly divided into three distinct areas. Floor-to-ceiling windows in the reception area open onto a Juliet balcony, flooding the space with natural light. The kitchen boasts ample wall and base units, a central dividing island, and a range of integrated and freestanding appliances. The principal bedroom features a glass and mirror-fronted fitted wardrobe, along with an en-suite shower room. A second well-proportioned double bedroom also offers a fitted wardrobe. The contemporary bathroom includes a white suite and shower. Additional features include gas central heating, double glazing, and a security entry phone system.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Communal Areas

The property is surrounded by well maintained communal grounds and there is permit resident's parking available. A factoring fee of approx. £100 per month is payable to Hacking & Paterson for the upkeep of the communal areas and this includes buildings insurance.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

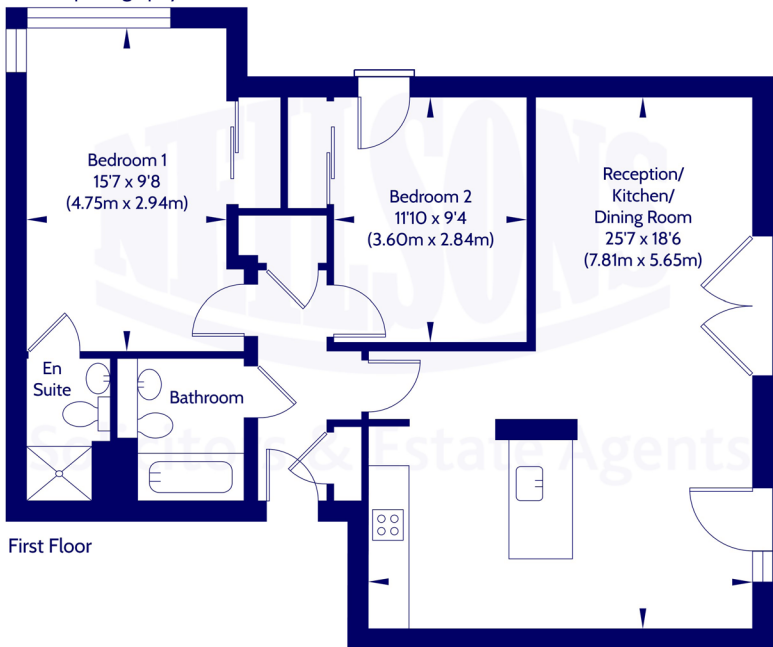
Salamander Court forms part an established modern development in the reputable residential district of Leith Links, lying east of Edinburgh's city centre. There is an excellent selection of shops and services within walking distance with the city centre easily accessible by way of frequent public transport. The delightful open space of Leith Links is literally on your door step and slightly further afield is the cosmopolitan Shore area of the city hosting an array of bars, bistros and restaurants together with the Royal Yacht Britannia and Ocean Terminal, home to department stores, a cinema complex, gym and eateries. The city of Edinburgh bypass and A1 are also within easy reach providing an ideal base for the commuter.



Approx. Internal Area 76.86 Sq M / 827 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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