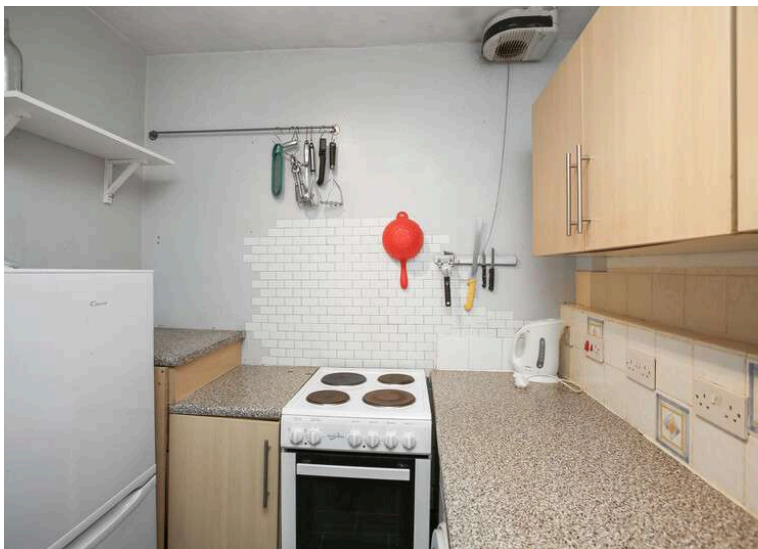
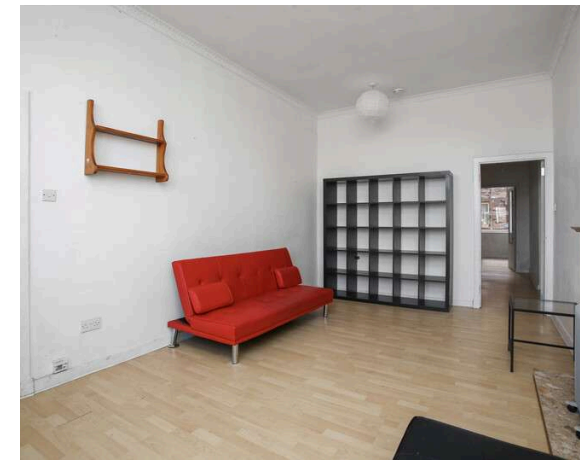




14 Salamander Street, Edinburgh, EH6 7HR

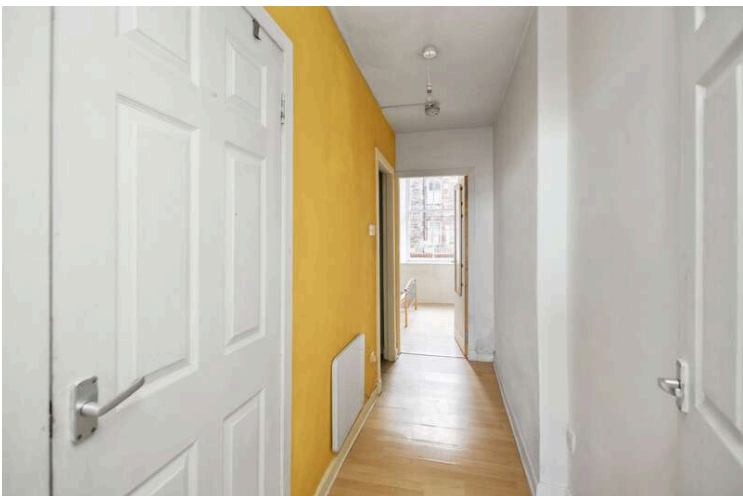
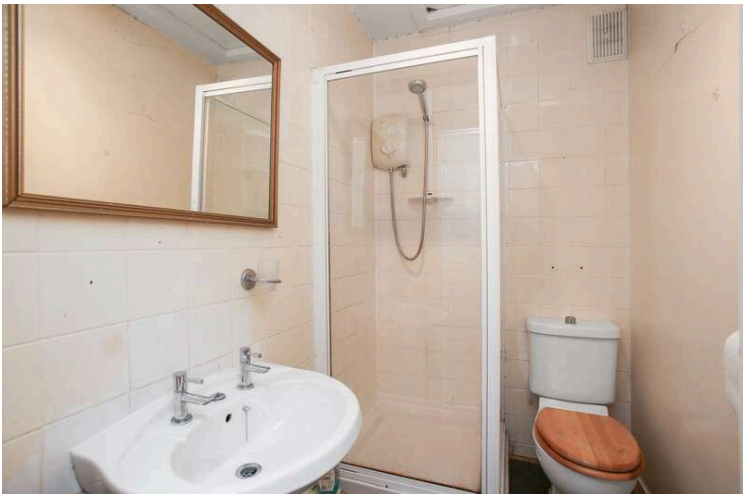
www.mcdougallmcqueen.co.uk



McDougall McQueen present to the market this one bedroom main door property offering bright and spacious accommodation making this an ideal first time buy or an investment opportunity. The property forms part of a traditional tenement located in the thriving Shore district of Edinburgh close to an abundance of local amenities along with excellent transport links with the newly installed tramlines being a feature. The property is presented to the market in good order throughout, we would recommend an early viewing

- Entrance vestibule.
- Bright and spacious living/dining room, front facing, sofas included in the sale.
- Kitchen equipped with a range of wall and base units, with the free standing white goods included.
- Rear facing double bedroom with sash and case window and a door accessing the shared

- communal patio and gardens. The double bed is included in the sale.
- Bathroom comprising WC, wash hand basin and shower cubicle, hatch to small storage and water tank.
- Mixed glazing.
- Communal area to the rear.
- On street parking.



Location

The property is located in the cosmopolitan Shore area which offers a superb array of bars and restaurants as well as the Ocean Terminal Shopping Centre which houses a number of high street stores, a multi-screen cinema and a large Pure Gym. There are excellent public transport links to the City Centre, including the soon to be completed trams, and surrounding areas and many of the Capital's renowned restaurants, bars, art galleries and attractions are close at hand. There are a fantastic range of leisure opportunities in the surrounding area including the marvellous Leith Links, Holyrood Park, Arthurs Seat and Craighentiny Golf Course

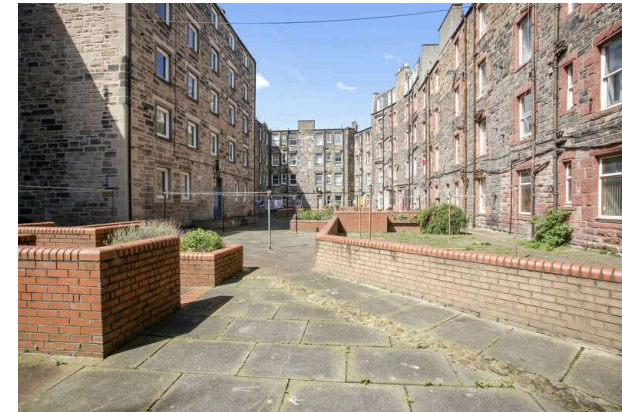
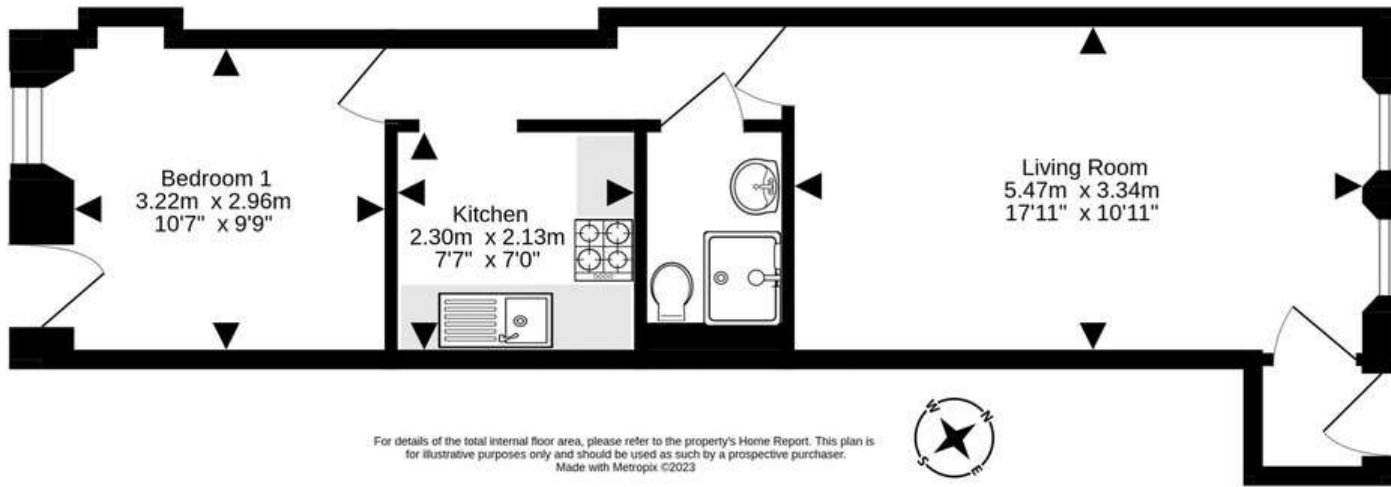
Extras

The white goods in the kitchen appliances, sofas, double bed, blinds and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - E



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

