



Flat 4, 10, Salamander Street, Edinburgh, EH6 7HR

www.mcdougallmcqueen.co.uk



McDougall McQueen offer to the market this spacious ground floor one bedroom flat situated to the rear of the building forming part of a traditional tenement ideally located in the Leith area of Edinburgh, close to the Shore district of Edinburgh with a host of excellent amenities and transport links within easy walking distance. The property is in need of modernisation making this an excellent opportunity to put your own stamp on it. An early viewing is recommended.

- Reception hallway.
- Living room with dining recess.
- Kitchen.
- Good sized double bedroom rear facing with a useful storage cupboard.
- Bathroom comprising WC, wash hand basin and bath.
- Double glazing.
- Shared patio area to the rear along with a shared drying area.
- 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 infamous Leith Links, Holyrood Park, Arthurs Seat and Craiginny Golf Course.

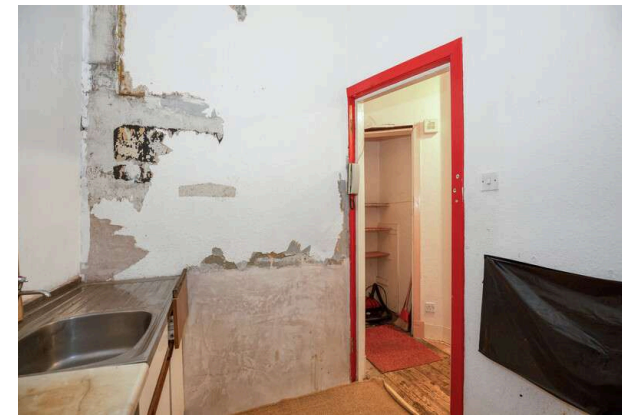
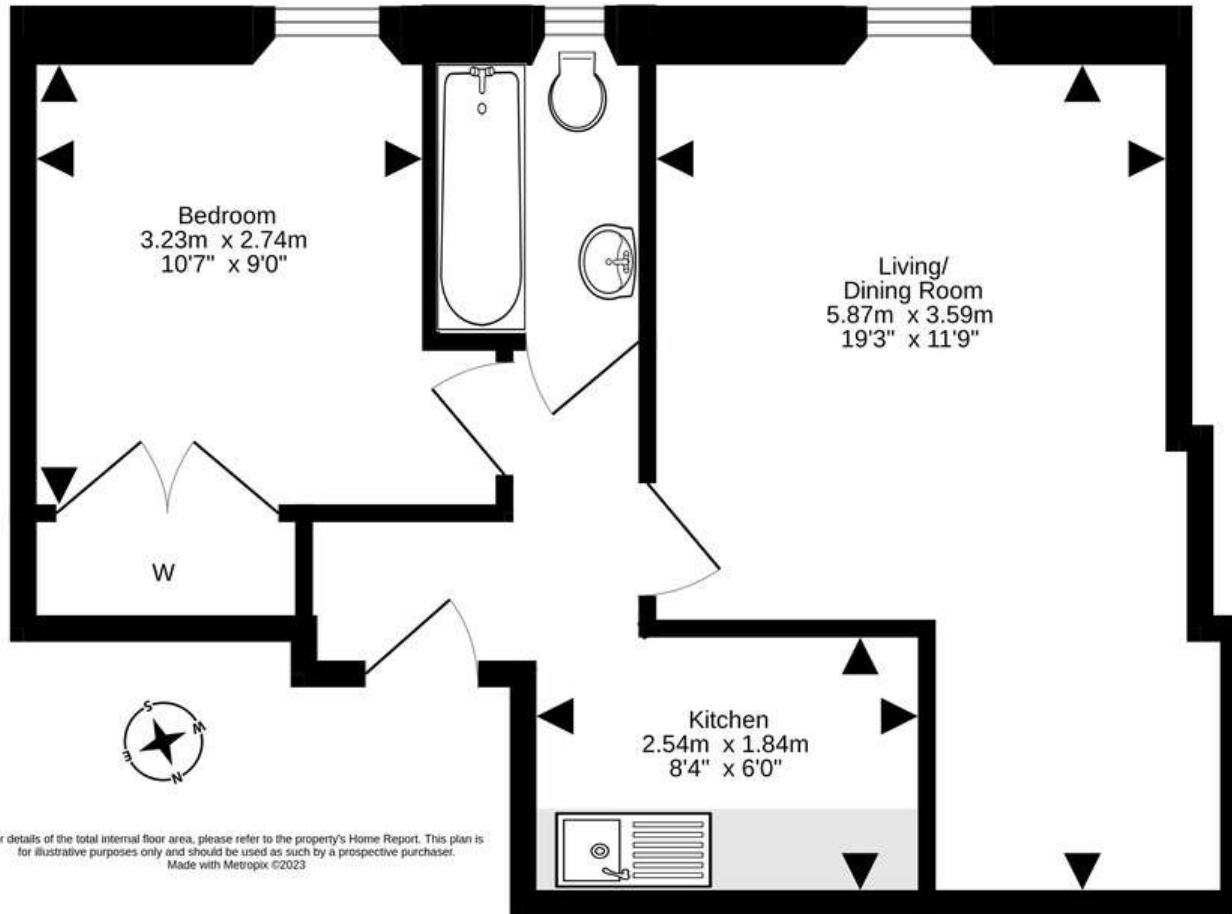
Extras

Included in the sale are the fixtures & fittings and all floor coverings.

Price & Viewing

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

EPC Band - F



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

