



10/4 Salamander Place

Leith, Edinburgh, EH6 7JW

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This spacious third-floor apartment is an impressive two-bedroom residence, which forms part of a modern development with a sought-after setting in popular Leith. Located near Leith Links, it is close to outstanding amenities, the award-winning restaurants of The Shore, schools, and regular bus and tram links for swift access to the city centre and airport. The home is brought to market in move-in condition, offering bright and spacious rooms, contemporary open-plan living, and a quality kitchen and bathroom. It also has access to a communal garden and to secure parking.

Reached via a secure shared entrance and a lift service, the apartment's front door opens into a welcoming hall that immediately sets the standards of the accommodation. It offers a built-in cloak cupboard too, before leading into the triple-aspect living/dining room, which shares a semi open-plan layout with the kitchen. Here, neutral decoration is paired with a subtle accent wall and a wood-textured floor, creating a contemporary aesthetic that is attractive and inviting. There is ample floorspace for comfy lounge furniture and for a dining table and chairs – perfect for relaxing, socialising, and for entertaining meals with friends and family. Neatly zoned to retain its own sense of space, the kitchen conveniently extends off the dining area, enjoying a large footprint. It features a well-appointed range of modern cabinets, downlit worksurfaces, and crisp white splashback tiles. In addition, it comes with an integrated oven and gas hob, a freestanding fridge/freezer, a dishwasher, and a washing machine.



Features

- Modern third-floor apartment
- Part of a sought-after development
- Desirable location in popular Leith
- Near amenities, schools, and transport links
- Secure entry system and a lift service
- Attractive interior design throughout
- Entrance hall with built-in storage
- Semi open-plan kitchen/living/dining room
- Modern, well-appointed kitchen design
- Two double bedrooms with storage
- Quality bathroom with overhead shower
- Manicured communal garden
- Secure, integrated residents' car park
- Gas central heating and double glazing
- EPC Rating - C





“Modern third-floor apartment in a desirable location in popular Leith, near amenities, schools, and transport links”







Mirroring one another, the two double bedrooms have neutral décor and wood-inspired floors that are easy to maintain. Both are bright and airy; plus, the principal bedroom has a built-in wardrobe and the second bedroom has a built-in storage cupboard.

Finally, a modern three-piece bathroom with an overhead shower completes the residence. Gas central heating and double glazing ensure year-round comfort and efficiency.

Outside, homeowners have shared use of a manicured communal garden, as well as an integrated residents' car park, which offers secure and sheltered parking.

Extras: all fitted floor coverings, window blinds, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer, a dishwasher, and a washing machine to be included in the sale.

Leith

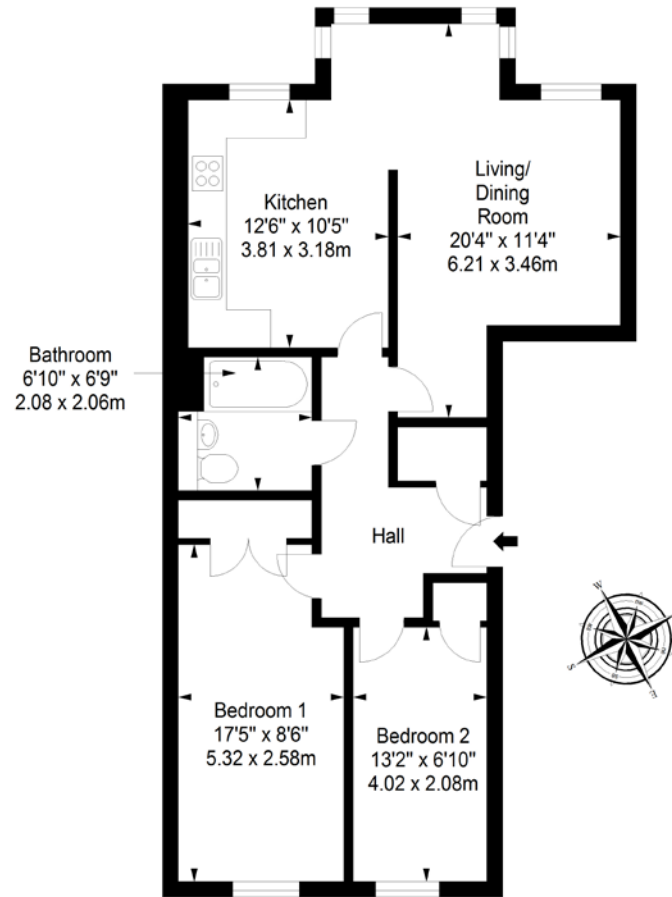
Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. The area also benefits from a wealth of retail outlets, including Ocean Terminal shopping centre, which hosts a wide range of high street stores, as well as family restaurants, a 24-hour gym and a multiplex cinema. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the Shore: a fashionable waterfront with an array of pubs and restaurants, including award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces, such as Leith Links and Claremont Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. Edinburgh city centre is easily accessible by bus, day and night, and there is also a direct bus link to Edinburgh International Airport. Furthermore, there is a new tramline through Leith, providing another swift connection to the city centre all the way to the airport. The school catchment area covers early years, primary, and secondary education.





Floorplan

Third Floor
Approx. 69.6 sq. metres (749.2 sq. feet)



Total area: approx. 69.6 sq. metres (749.2 sq. feet)

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