











Offers Over
£220,000

3/17 Salamander Court

Leith Links | Edinburgh | EH6 7JE

This deceptively spacious and well presented modern third floor flat, is quietly situated within an established modern development close to excellent local amenities, commuting links and the delightful open space of Leith Links. The property would undoubtedly appeal to first time buyers and professionals. Early viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift/Stair Access
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

In move in condition this lovely home in brief comprises; secure entry system, lift/stair access to all floors, welcoming entrance hallway with built-in storage, generously proportioned and bright reception/dining room with Juliet balcony, stylish fitted kitchen, light and airy principal bedroom with fitted wardrobes and en-suite shower room, second well proportioned double bedroom and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing throughout.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens, Parking & Factor

The property is surrounded by well maintained communal grounds and there is unallocated 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

By appointment through Neilsons 0131 625 2222.





Location

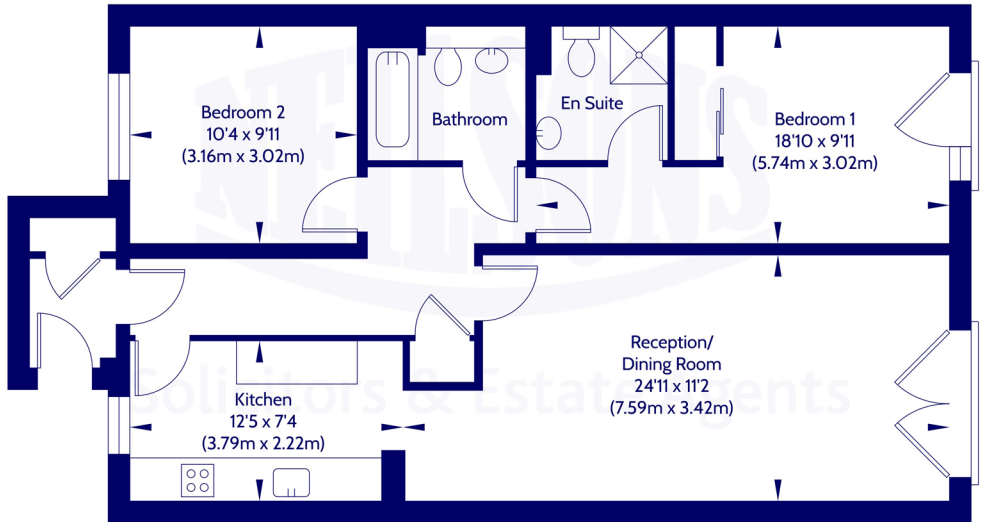
Salamander Court forms part of an established modern development in the reputable residential district of Leith Links, lying east of Edinburgh's city centre. There is an excellent selection of shops and services within walking distance with the city centre easily accessible by way of frequent public 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. Gross Internal Floor Area 77.81 Sq M / 838 Sq Ft.

Third Floor



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

