



16/13 Salamander Street
Leith, Edinburgh, EH6 7HR

CALL US ON 0131 447 4747

16/13 Salamander Street, Leith, Edinburgh, EH6 7HR

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Reception hall with excellent storage.
- Fabulous bay windowed living room with feature fire (could be used as a bedroom).
- Views to Firth of Forth & Fife.
- Spacious dining kitchen with appliances & larder storage cupboard (could be a living room/kitchen).
- Double bedroom.
- Freshly presented bathroom with shower.
- Gas central heating.
- Double glazing.
- Communal drying area to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

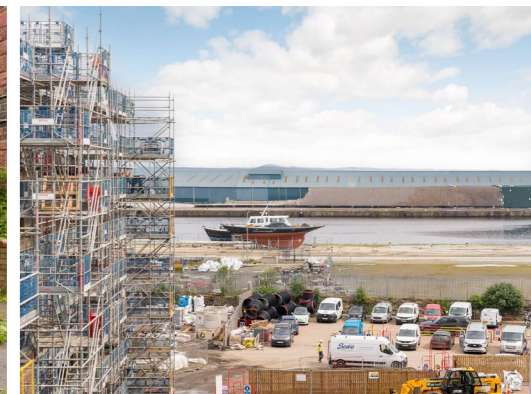
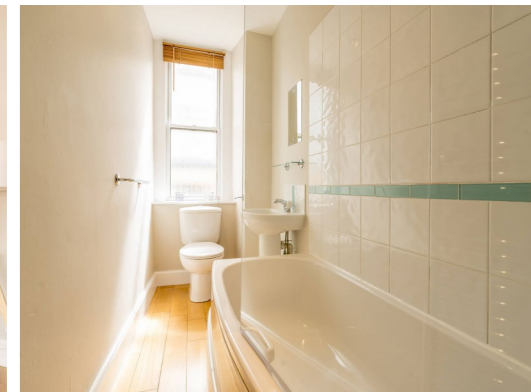
A well-presented top floor flat situated within the vibrant Leith district of the city, perfectly positioned for access to an excellent range of local amenities and a short journey to the northeast of Edinburgh City Centre. The property would make an ideal purchase for a first time buyer/young couple or perhaps for letting purposes.

COUNCIL TAX BAND: B.
TRAIN STATION: APPROXIMATELY 2.3 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 10.5 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

LOCATION

The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.

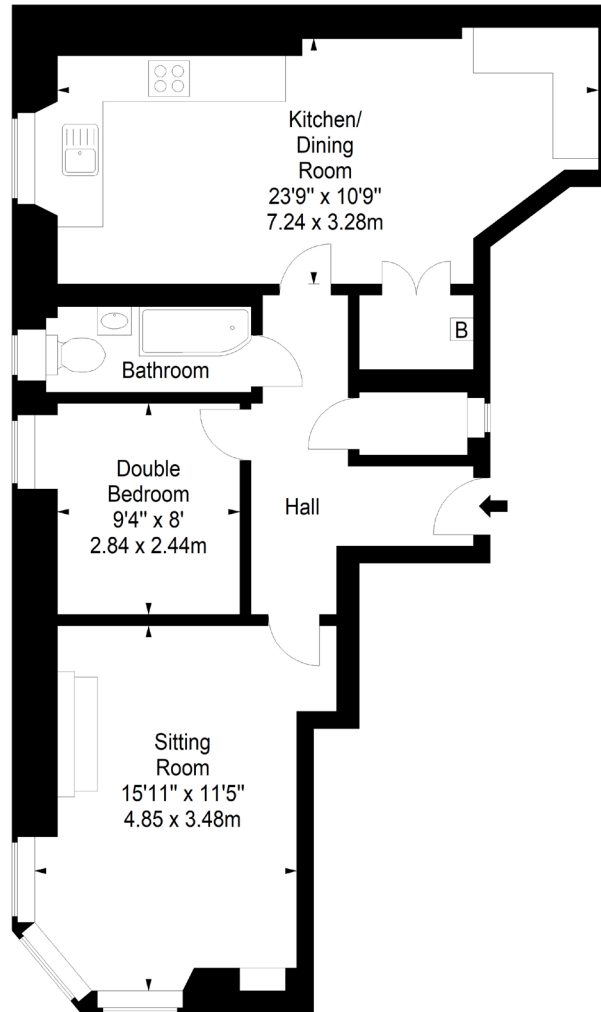
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. ALL FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



Salamander Street,
Edinburgh, EH6 7HR



Approx. Gross Internal Area
665 Sq Ft - 61.78 Sq M
For identification only. Not to scale.
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Fourth Floor



ENERGY PERFORMANCE
CERTIFICATE RATING D

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.