



# 16/4 Salamander Street

Leith, Edinburgh, EH6 7HR



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## Bright & well proportioned first floor flat with period features situated in popular Leith

- Sitting/dining room
- Stylish kitchen
- 2 double bedrooms
- Bathroom & separate WC
- Secure entryphone system
- Bright & well proportioned
- Ideal for a first time buyer
- Well-presented & in move-in condition
- Close to local amenities
- Gas central heating



**Offers Over: £210,000**

**EPC Rating: C**

**Council Tax: B**

**Tenure: Freehold**

Further information can be found in the home report.

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# About the Property

Situated in the popular Leith district to the northeast and within close proximity to the Shore area, this 2 bedroom 1st floor flat offers an ideal home for a first-time buyer or professional couple.

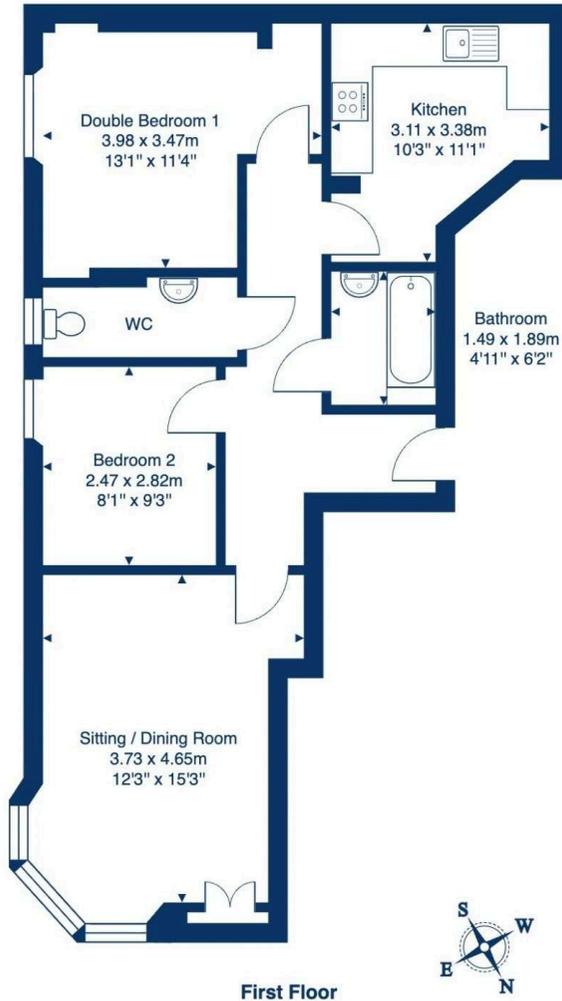
Internally the property offers bright and spacious accommodation, which is well presented throughout and has been freshly decorated for sale.

## Extras

To include all fitted floor coverings, carpets, curtains, curtain poles & blinds in addition to the white good within the kitchen - Electric oven, gas hob, cooker hood, washing machine, dishwasher and fridge/freezer. Other items can be included subject to separate negotiation.



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Total Area: 61.8 m<sup>2</sup> ... 665 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

## Location

Leith is a buzzing port district, just two miles northeast of the city centre. This historic and vibrant area is characterised by an eclectic mix of bars, cafés and restaurants. It incorporates the Shore area, a cosmopolitan waterfront with an array of pubs and restaurants, including award-winning restaurants and the Royal Yacht Britannia.

There are plenty of shopping facilities in the immediate area and further amenities can be found at Ocean Terminal shopping centre, with a range of high street stores, family restaurants, a 24-hour gym and multiplex cinema. For recreational facilities, the tranquil green spaces of Leith Links and Claremont Park are close by while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. An efficient bus and tram service provide easy access to the city centre, Edinburgh Airport and across Edinburgh, and there are good road links to all major motorway networks.



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