

Flat 28,3 Salamander Court

LEITH, EDINBURGH, EH6 7JE



Beautifully presented fifth-floor apartment with spectacular views



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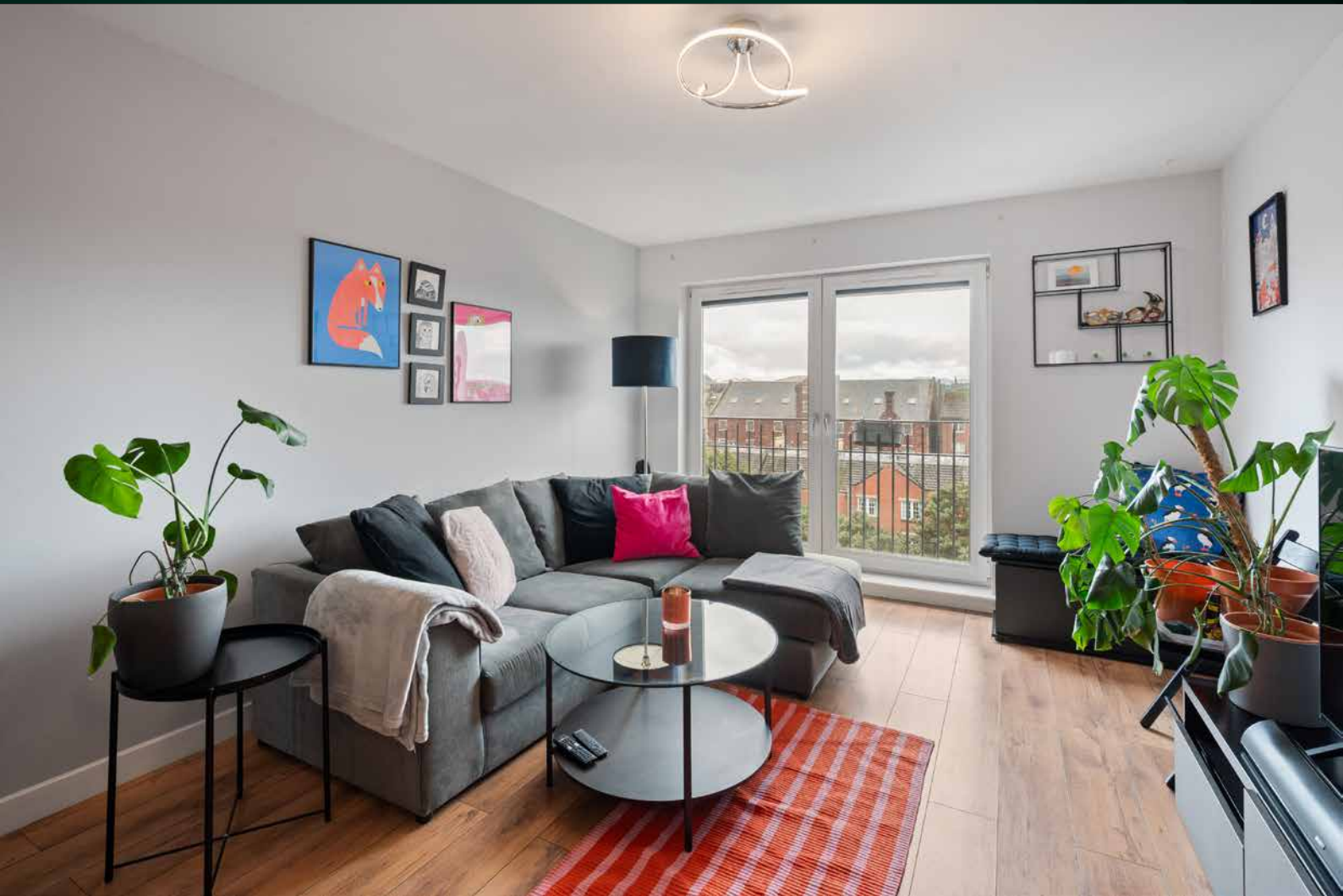
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McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom fifth-floor apartment, situated within the popular Salamander Court development. Offering generous proportions, modern accommodation and spectacular open views, this impressive property is ideally suited to cash buyers only, including first-time buyers, professionals, downsizers or investors.

The property is accessed via a secure communal entrance, with the added convenience of lift access to the fifth floor. A welcoming entrance hallway provides excellent access to all rooms and adds to the sense of space throughout the apartment.

THE LIVING ROOM



The spacious living room is undoubtedly the highlight of this superb home, offering an excellent space for relaxing and entertaining while enjoying truly spectacular views across Edinburgh. From the living room, the outlook extends towards Arthur's Seat, Calton Hill and the Pentland Hills, creating an impressive backdrop throughout the day. The adjoining kitchen is generously proportioned and offers ample storage and worktop space, making it a practical and enjoyable space for everyday living.

THE KITCHEN





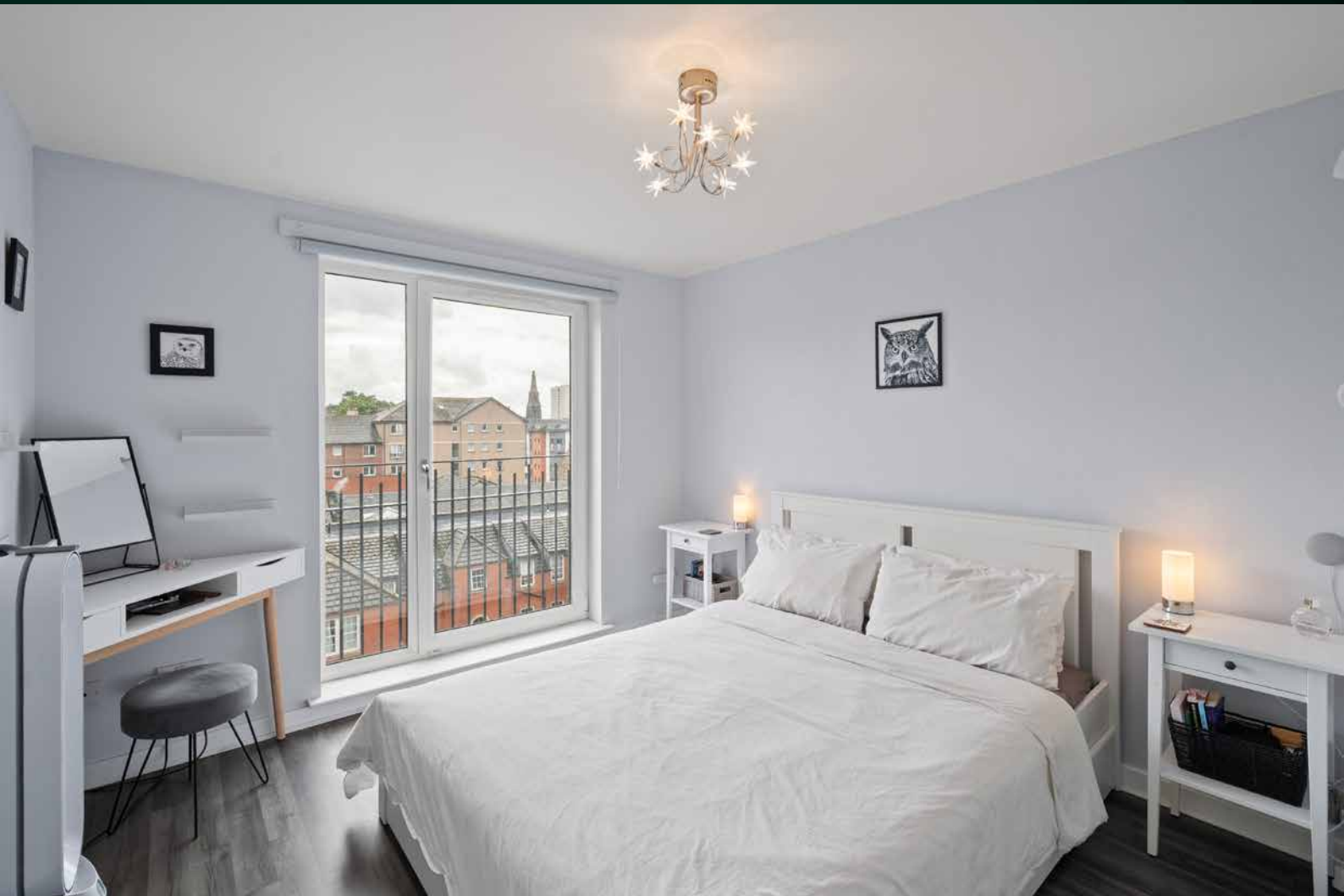
There are two well-proportioned bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room. The second bedroom offers excellent flexibility for guests, family members or those working from home. A modern family bathroom completes the accommodation.

The property is beautifully presented throughout, with tasteful décor and quality finishes creating a true move-in condition home. Further benefits include the convenience of lift access and the generous room proportions found throughout.

THE BATHROOM



BEDROOM 1



the principal bedroom benefiting
from a stylish en-suite shower room



BEDROOM 2



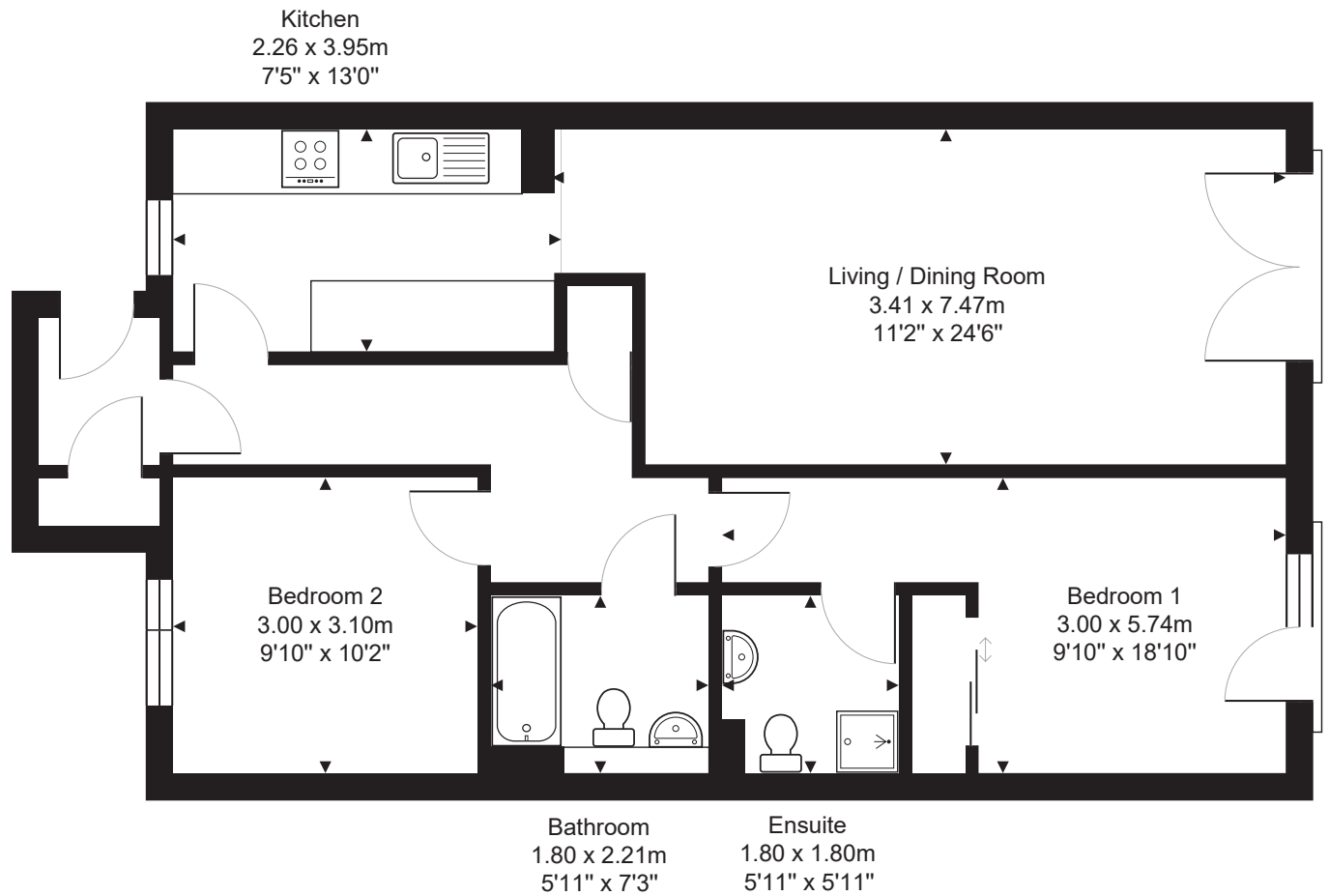
Salamander Court is ideally positioned for access to an excellent range of local amenities, with The Shore, Ocean Terminal and Leith Walk all within easy reach. There are also excellent public transport links providing convenient access to Edinburgh City Centre and beyond.

This exceptional apartment combines spacious contemporary accommodation with an outstanding elevated outlook and a highly convenient location. Please note this property is suitable for cash buyers only. Early viewing is highly recommended to fully appreciate the quality and views on offer.

EXTERNALS

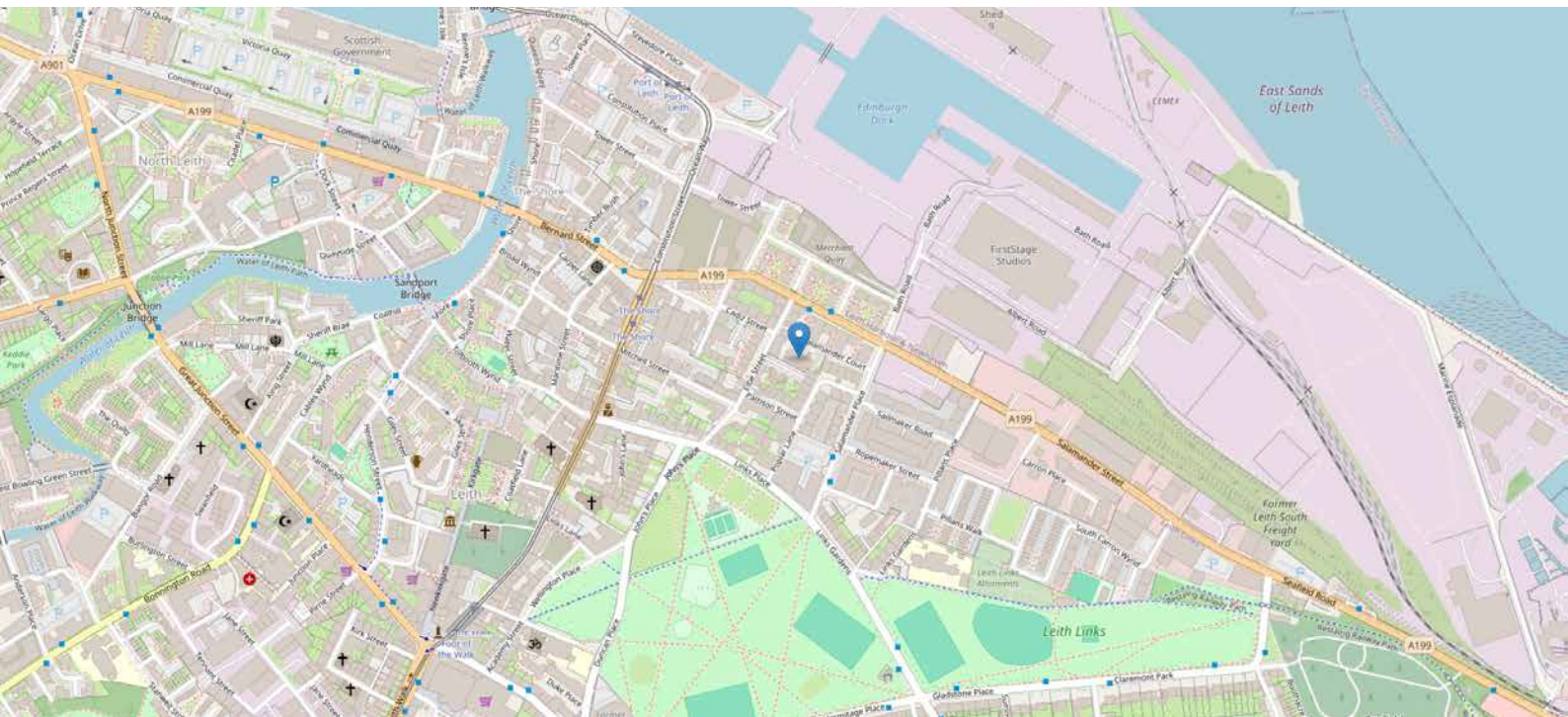


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 79m² | EPC Rating: B



THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best-served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found. Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright, lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists.





The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. Leith also has its own Primary and Secondary schools, the Academy being a community high school.

From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the city bypass.



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Part
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