



8/11 Salamander Street
Edinburgh, EH6 7HR

A

"8/11 Salamander Street is a two-bedroom apartment located on the second floor of a traditional tenement"

- ENTRANCE STAIR
- SECURE DOOR ENTRY SYSTEM
- HALLWAY
- LIVING ROOM/KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PERMIT PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

Leith Links is an extremely popular residential area situated to the east of Edinburgh. The property is a short distance from the cosmopolitan area of the Shore, which offers a wonderful selection of bars, restaurants and specialist shops.

The nearby Ocean Terminal has an excellent range of shops, multi-screen cinema complex and is home to the impressive Royal Yacht Britannia.

The sports minded will appreciate the wide variety of recreational facilities including, Victoria Baths and Fitness Centre, Meadowbank Sports Centre and two local outdoor bowling clubs.

Leith Links itself also provides a lovely environment to walk, take children to the play park or to take dog/s for exercise which could lead onto the recently upgraded walkway with exits at Pirniefield, the Findlay's, Restalrig Road, Lochend Road or Easter Road.

Education is well served locally from nursery, primary and secondary schooling. The refurbished Edinburgh College and Queen Margaret University campus are all easily reached.

The property is ideally placed for those working within the city centre and has an excellent public transport service. A short drive away allows access onto the beginning of the A1 from where the city bypass and other areas can be reached.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band A, however, please check with the local authority.



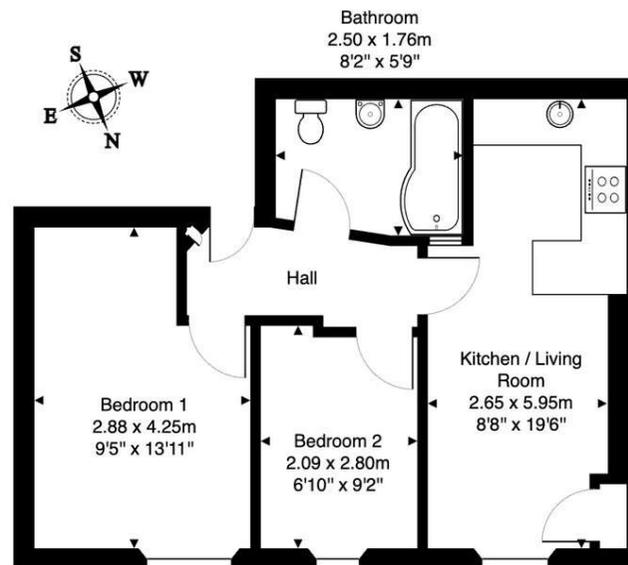
DESCRIPTION

8/11 Salamander Street is a two-bedroom apartment located on the second floor of a traditional tenement building within the popular district of the Shore. With a host of excellent amenities and transport links within easy walking distance, this property would make for an ideal first-time purchase or buy-to-let investment. Accessed via a secure entry-phone system and benefiting from a shared rear garden; the accommodation comprises: welcoming hallway; bright and spacious open plan kitchen / living room with ample floor and wall mounted base units, breakfast bar and integrated appliances; generous double bedroom 1 with fitted wardrobes; single bedroom 2 and fully tiled family bathroom with electric shower over bath which completes the accommodation on offer.

EPC RATING

The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Second Floor

8/11 Salamander Street, Leith, EH6 7HR

Total Area: 41.5 m² ... 447 ft²

All measurements are approximate and for display purposes only

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