



## Flat 38, 9 Salamander Court, The Shore, Edinburgh, EH6 7JP

Tastefully Presented and Spacious, Triple-Aspect, Fifth-Floor (Top) Apartment

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# Property Description

Tastefully presented and spacious, two-bedroom, triple-aspect, fifth-floor (top) apartment, with a view to Leith Docks and to the Edinburgh skyline. Forming part of a modern residential development, located close to the vibrant Shore district in Leith, northeast of Edinburgh's city centre.

Comprises a vestibule, hallway, living/dining room, kitchen, two double bedrooms, en-suite shower room and a bathroom.

Highlights include a modern kitchen and bathroom suites, contemporary flooring, Juliet balconies and superb integrated storage. In addition, there is double glazing, gas central heating, satellite TV and telephone points, as well as a secure entry system.

This factored development also provides a lift service, shared bike stores and private resident's permit parking.

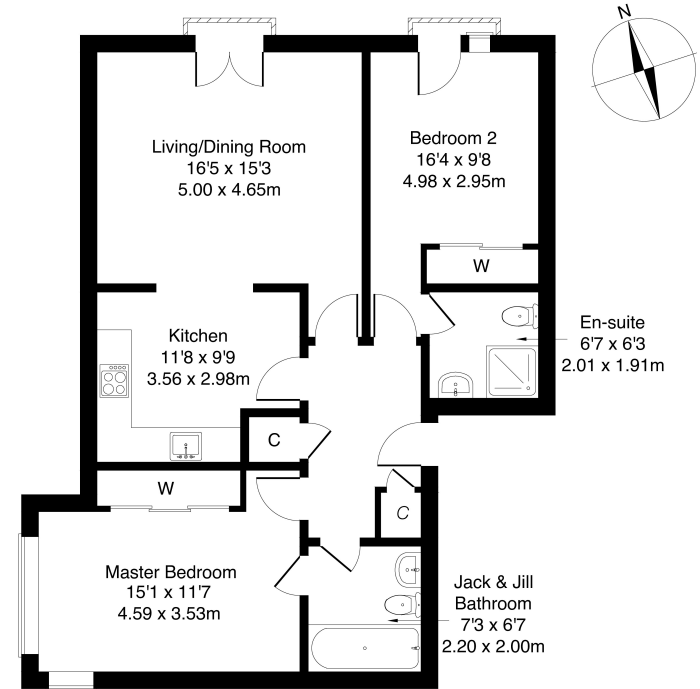
A spacious entrance hall, with two cupboards, leads into a well-proportioned reception room, fronted by generous glazing and a Juliet balcony. A versatile floorplan offers space for both lounge and dining furniture and the tastefully presented living area flows openly into a modern, fitted kitchen. Finished with wood-effect units and stone-effect worktops, the kitchen includes an integrated oven, a gas hob and a stainless-steel canopy, whilst space is available for further appliances.

Set to either aspect, two spacious double bedrooms benefit from integrated wardrobe storage. The second bedroom enjoys an ornamental balcony and a modern, en-suite shower room, whilst the master bedroom benefits from a Jack & Jill bathroom, with a three-piece suite, a shower-over-bath, tiled splash walls and flooring.

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Approximate Gross Internal Area: (829 sq ft - 77 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

The Shore is a fashionable and vibrant location north of Edinburgh city centre, offering a blend of historic buildings and modern developments, and is well-served by the area's unrivalled selection of local artisan shops and eateries, including several Michelin-starred restaurants. Extensive local shopping is available throughout Leith, with Great Junction Street and the foot of Leith Walk close by, with many supermarkets in close range. The area also benefits from weekly markets, where local food stalls and independent

retailers are showcased. Ocean Terminal retail and leisure complex offers a wide range of major high-street shopping outlets, a multi-screen cinema, a gym, a spa, and a variety of restaurants. Walks and cycleways can be found along the Newhaven shore and the Water of Leith, whilst the extensive Leith Links park offers open green spaces. The area is well-served by transport links to the city centre and beyond, with the new tram extension into Newhaven now operating.





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