



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

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

Up to date price and viewing info at mov8realestate.com/property



# 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 wellproportioned 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.

### **O** MOV<sup>8</sup> Flat 38, 9 Salamander Court, Edinburgh EH6 7JP

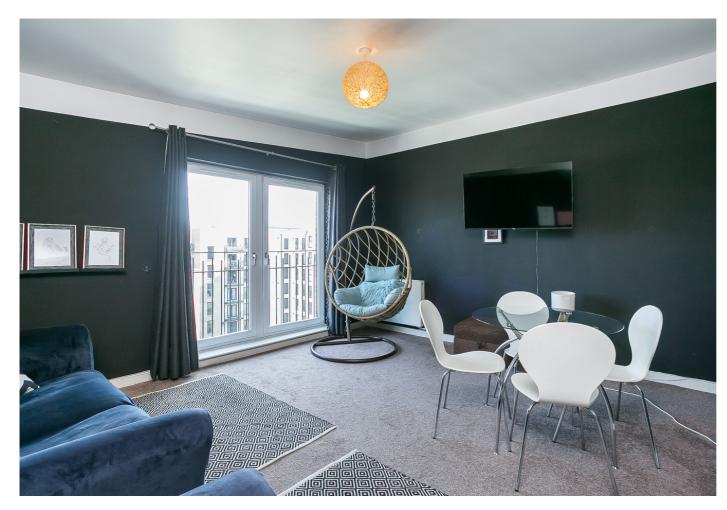
tate Agents and Solicitors Approximate Gross Internal Area: (829 sq ft - 77 sq m.)



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 wellserved by transport links to the city centre and beyond, with the new tram extension into Newhaven now operating.



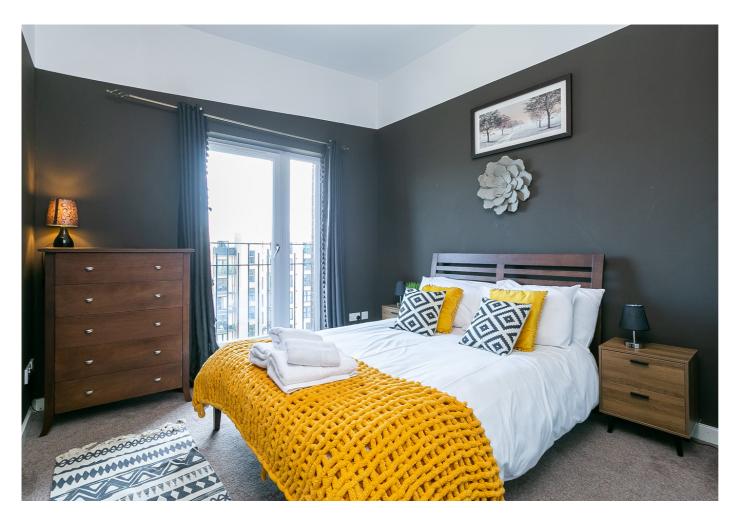
















### **Our Services**

Free pre-sale property valuations
Great value fixed estate agency fees
Extensive buyer matching database
Purchase and sale conveyancing

#### **Contact Us**

0345 646 0208 sales@mov8realestate.com www.mov8.com

#### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ Glasgow Office 77 Renfrew Street, Glasgow, G2 3BZ



in

You Tube

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.