



PF, 29b Salamander Street, Leith, Edinburgh, EH6 7JZ

Beautifully-Presented Three Bedroom, Ground Floor Flat

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Property Description

Beautifully-presented three bedroom, dual-aspect flat, set on the ground floor of a traditional stone-built tenement building. The property is conveniently located in Leith, to the northeast of Edinburgh city centre.

Comprises: an entrance hall, living/dining room, kitchen, two double bedrooms, a single bedroom, an en-suite bathroom, and a shower room.

Features within this flat include high ceilings, uPVC windows, gas central heating, a secure entry system, and TV and telephone points.

Externally, there is a small communal garden to the rear, with ample unrestricted on-street parking in the surrounding area. The flat also has private use of a large walk-in cupboard in the shared stairwell.

The entrance hall serves each room within the flat, and includes the entryphone handset, wood-effect flooring, and space for outerwear. The bright and spacious living room, which is set to the front, features a storage cupboard, plenty of natural light, and has room for both lounge and dining furniture.

Set internally off the hall, the kitchen is fitted with contemporary units with stone-effect worktops, a stainless steel sink, and integrated appliances including a ceramic hob, electric oven, extractor hood, fridge/freezer and a washing machine.

Front-facing, the generous master bedroom offers a recessed window, decorative cornice-work, and a modern en-suite bathroom including a three-piece suite.

Bedroom two is set to the rear, with laminate flooring and ample space for freestanding furniture, whilst single bedroom three may also be used flexibly as an office or nursery.

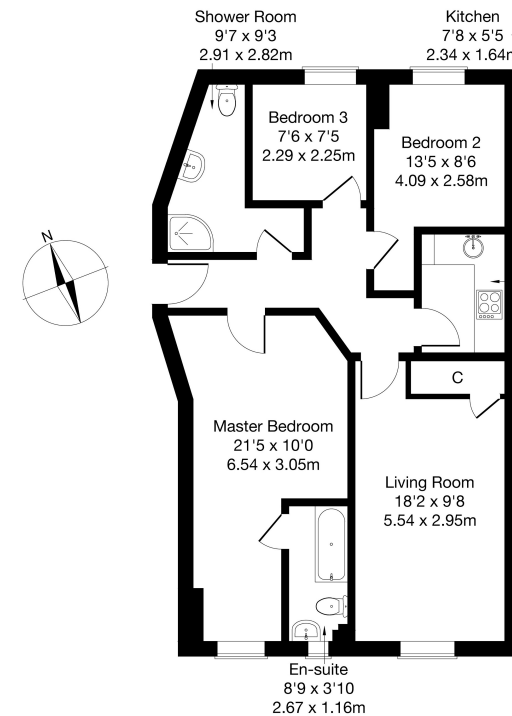
The shower room features a modern white two-piece suite with an electric shower, chrome ladder radiator, and tiled flooring and splash walls.

A Virtual 360 Tour is available online.



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Approximate Gross Internal Area: (743 sq ft - 69 sq m.)



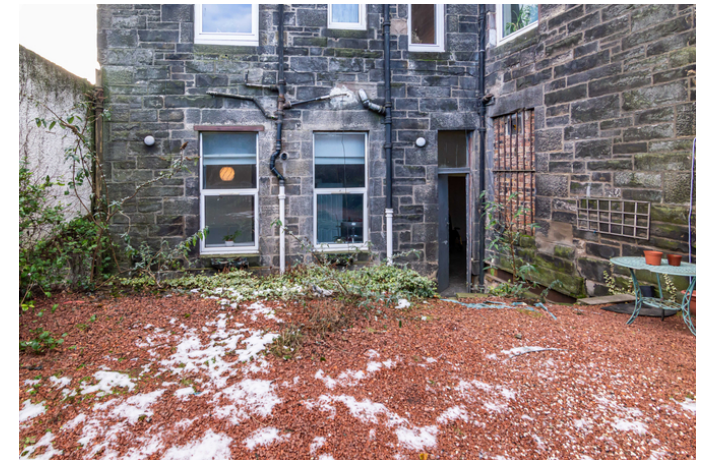
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Leith is a renowned and historic port area of Edinburgh, and is a vibrant city location with a mix of traditional and modern residential properties. A high amenity area, there is extensive convenience and specialist shopping, with a new ALDI on Commercial Street Tesco superstore on Duke Street, Lidl on Easter Road, and an ASDA at Sandpiper Drive. The Shore area also offers a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst the Ocean Terminal complex

has many high-street names, restaurants, a Marks & Spencer Foodhall, gym, and a multi-screen cinema. There are numerous public parks and squares, including the expansive Leith Links and The Water of Leith Walkway. There are many frequent bus services, and the area is well-served by a number of primary schools, with secondary schooling at Leith Academy, just south of Leith Links.





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