



19/13 Salamander Place,
Edinburgh
EH6 7JJ



3rd Floor Flat



accommodation

- Entrance hall
- Open Plan sitting room / kitchen with balcony
- Two double bedrooms
- Bathroom

features

- Secure parking space in garage
- Gas central heating
- Double glazing
- Security entry phone system

description

Exceptionally bright and spacious third floor flat in a popular modern development adjacent to Leith Links and within walking distance of the The Shore. Excellent location, ideal for commuting into the city with the tram stop on Constitution Street within a few minutes walk. The accommodation comprises entrance hall with two storage cupboards, fabulous open plan sitting room / dining room / fitted kitchen with west facing balcony providing open views, two double bedrooms, both with fitted wardrobes and bathroom with white suite and mixer shower over the bath. There is an allocated parking space in the secure ground floor garage and a communal garden on the first floor. Overall, this is a fantastic modern flat in a great location and viewing is highly recommended.

NB. The development is managed by Ross & Liddle and a payment of approximately £85 per month is payable and covers stair cleaning, lighting, gardening and buildings insurance etc.



EPC:
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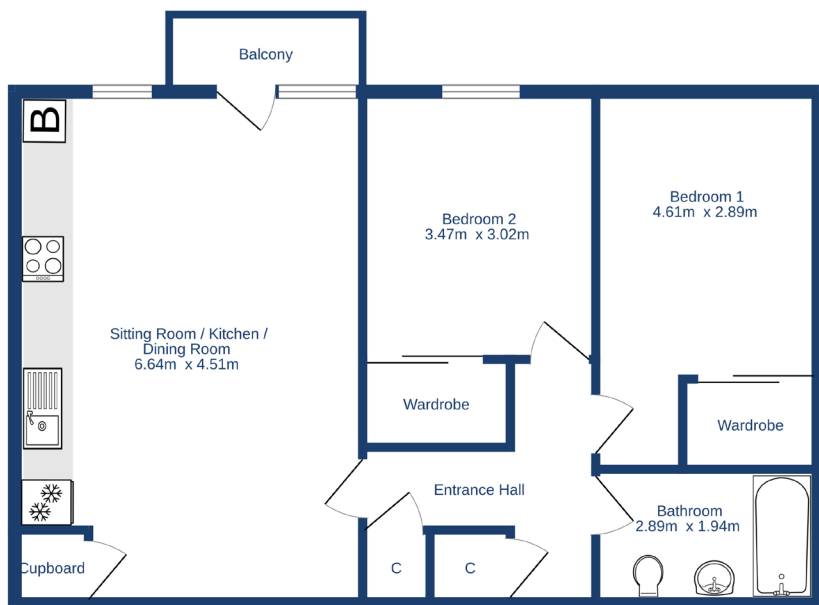
Home Report
Value: £280,000

Items to be included:

Blinds, curtains, ceiling light fittings, integrated kitchen appliances.



Third Floor
72.0 sq.m. approx.



TOTAL FLOOR AREA: 72.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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