



10/4 Salamander Court,
Edinburgh
EH6 7JP



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First Floor Flat



accommodation

- Entrance hall
- Open plan sitting room / dining room / kitchen
- Double bedroom
- Bathroom
- Residents Parking

features

- Gas Central heating
- Double glazing
- Good storage
- Neutral decor & flooring
- Juliet balcony
- Great location

description

Rarely available main door flat in a modern development, just a short walk from the vibrant Shore area of Leith with a wealth of boutique shops, cafes, bars and restaurants. Ideal for a first time buyer or buy to let investor, just a short walk from the Tram Stop on Constitution Street. The accommodation comprises entrance hall with two storage cupboards off, open plan sitting room / dining room / fitted kitchen with integrated appliances, double bedroom with fitted wardrobes and bathroom with white suite and electric shower over the bath. The property benefits from gas central heating and double glazing, as well as residents off street parking. Overall, early viewing is highly recommended.

A payment of approximately £150 per month is payable to Hacking & Paterson and covers stair cleaning and lighting, gardening and buildings insurance.



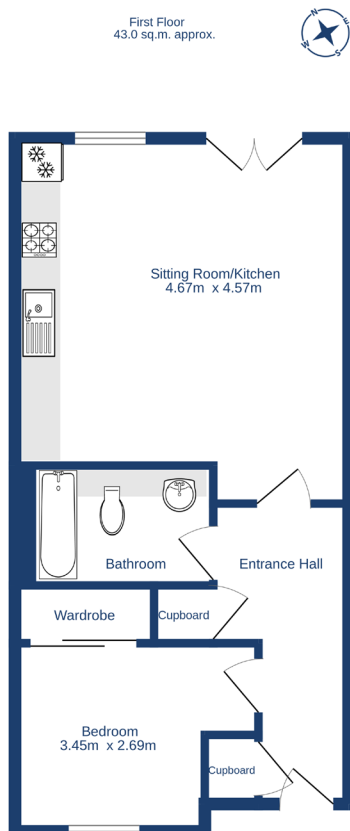
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Home Report
Value: £165,000

Items to be included:

Fitted flooring, ceiling light fittings, integrated kitchen appliances (oven, hob, extractor hood, fridge/freezer, dishwasher & washing machine) and blinds



TOTAL FLOOR AREA: 43.0 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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