

16/3 Salamander Street,
Edinburgh
EH7 6HR

cameron stephen
solicitors & estate agents



accommodation

- Entrance hall
- Sitting room
- Dining kitchen
- Double Bedroom
- Bathroom
- Communal garden

features

- Sanded floorboards
- Feature fireplace
- Decorative cornice
- Double glazing
- Gas central heating
- Secure entry phone

description

Fabulous, first floor flat in a traditional tenement building with communal drying area to the rear of the building. Located just a short walk from The Shore where there are an abundance of shops, bars and restaurants. The accommodation comprises entrance hall, sitting room with feature fireplace, decorative cornice and ceiling rose and a large walk in storage cupboard (ideal for bike storage), a superb kitchen/dining room with a good range of wall and base units, a good sized double bedroom (with platform bed) and a shower room with thermostatic shower fitting. Overall, this is an excellent first time buyer or buy to let opportunity.

further information

EPC Band: C

Home Report Value £160,000

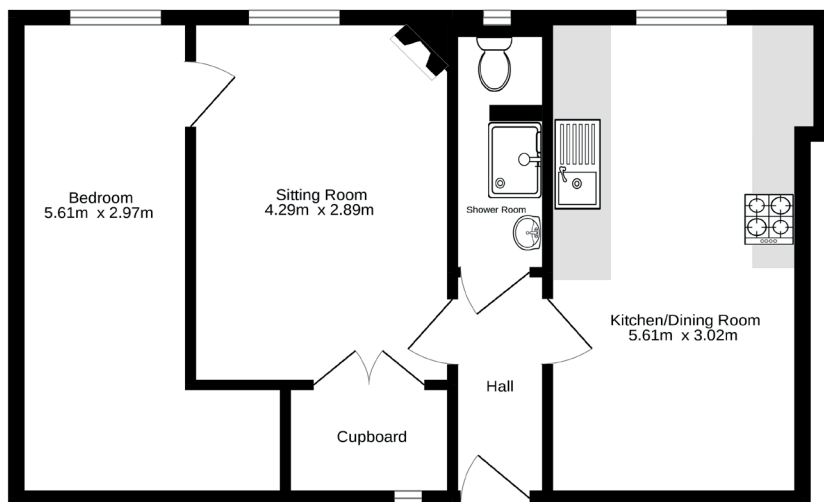
Items to be included: Ceiling light fittings, fitted floor coverings and cooker

asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at www.cameronstephen.co.uk



First Floor
51.0 sq.m. approx.



TOTAL FLOOR AREA : 51.0 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.
Made with Metropix ©2022

espc

cameron stephen & co

14 constitution street,

edinburgh eh6 7bt

0131 555 1234 fax: 0131 555 2299

property@cameronstephen.co.uk

www.cameronstephen.co.uk