



cameron stephen

& co.



8/24 Salamander Court,
Edinburgh,
EH6 7JN



1



1



1



Third Floor Flat



accommodation

- Entrance hall
- Sitting room / fitted kitchen
- Double bedroom
- Bathroom

features

- Gas central heating
- Double glazing
- Security entry phone
- Residents parking

The development is managed by Hacking & Paterson and a payment of approx. £125 per month which includes buildings insurance.

description

Excellent first time buyer opportunity in a popular modern development in the heart of Leith. The accommodation comprises entrance hall with two storage cupboards, sitting room with door to Juliet balcony and open plan to fitted kitchen, double bedroom with fitted wardrobe and bathroom with white suite and electric shower fitting over the bath. The property benefits from gas central heating, double glazing and a security entry phone system. There is residents parking under the building (unallocated) and a bike store. This is an ideal first time buyer flat so early viewing is highly recommended.



EPC:
C



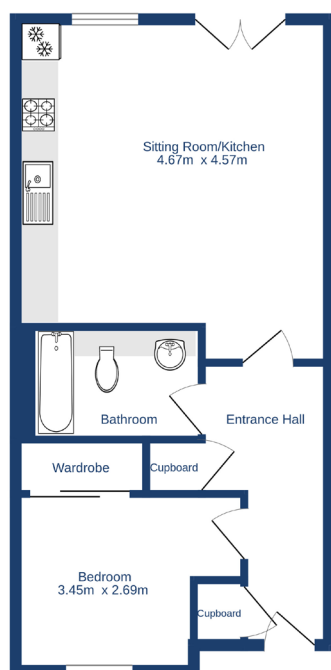
Home Report
Value: £175,000

Items to be included:

Fitted flooring, ceiling light fittings and kitchen appliances.



Third Floor
43.0 sq.m. approx.



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, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropex ©2025

