



19/17 Salamander Place
Edinburgh
EH6 7JJ



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Fourth Floor Flat



accommodation

- Entrance hall
- Open plan sitting room / dining room / kitchen & balcony
- Master bedroom with en suite shower room
- Bedroom 2
- Bathroom

features

- Gas central heating
- Double glazing
- Security entry phone
- Lift
- Residents secure parking (allocated space)
- Communal gardens

The development is managed by Ross & Liddell and a payment of approximately £100 per month includes the buildings insurance.

description

This beautifully presented, move-in ready fourth-floor apartment offers sleek contemporary living in the heart of Leith. Finished to an exacting standard with neutral decor throughout, it features open-plan living: a bright sitting room and modern fitted kitchen centered around a stylish island, ideal for entertaining. Master suite with built-in wardrobes and an en-suite shower room, a second double bedroom (with built-in wardrobes) and a full family bathroom with electric shower over the bath.

Practical features through including wooden flooring and fitted blinds, and there are three good sized storage cupboards in the entrance hall.



EPC:
B



Home Report
Value: £300,000

The property benefits from gas central heating, double glazing, security entry phone, lift to all floors, secure bike storage (in garage) and secure residents parking (allocated space). Overall this is a contemporary modern development, finished to an exacting standard which will appeal to a wide variety of buyers

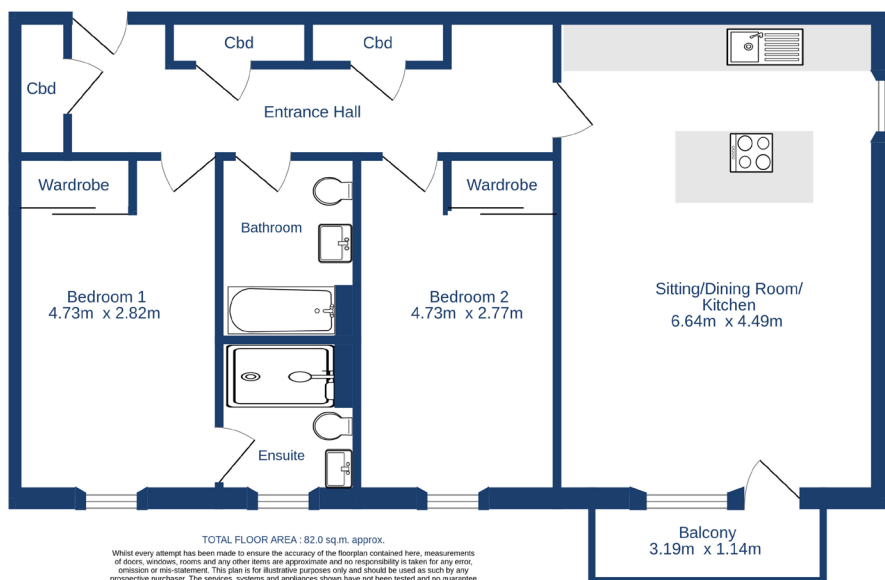
Items to be included in the sale price:

Integrated kitchen appliances (oven, hob, washing machine, dishwasher & fridge/freezer, fitted flooring, ceiling light fittings and blinds.





Fourth Floor
82.0 sq.m. approx.



espc

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