



MACWOOD



9/15 SALAMANDER COURT,
EDINBURGH, EH6 7JP



WHAT YOU NEED TO KNOW



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Set in the heart of vibrant Leith, this is a well-presented two-bedroom apartment set in an exclusive contemporary development with residents parking and lift access.

Located on the second floor and accessed by lift or stairwell, the front door opens into a light and airy carpeted hallway complete with useful storage. To your left lies a generous living room. Featuring hardwood flooring and opening up to a Juliet balcony that provides views across the development, it is a perfect setting for entertaining and daily life. The living space then seamlessly flows into the adjoining kitchen which is L-shaped in design to optimise the floorspace and features attractive oak-effect wall and floor units, black quartz-effect worktops, and an integrated extractor hood, gas hob, and oven. Two sizeable and bright double bedrooms each benefit from a calm colour palette and include chic built-in wardrobes. With a Juliet balcony, the inviting principal double bedroom has an en-suite shower room with a corner shower enclosure, WC, and washbasin. Additionally, there is a well-appointed family bathroom to complete the accommodation. All windows are double glazed and there is gas central heating throughout.



OUR EXPERT SAYS...

"Discover a professionally designed two-bedroom apartment with lift access in the prime Leith location, seamlessly blending style and convenience."

**- Ross MacDonald,
Director**

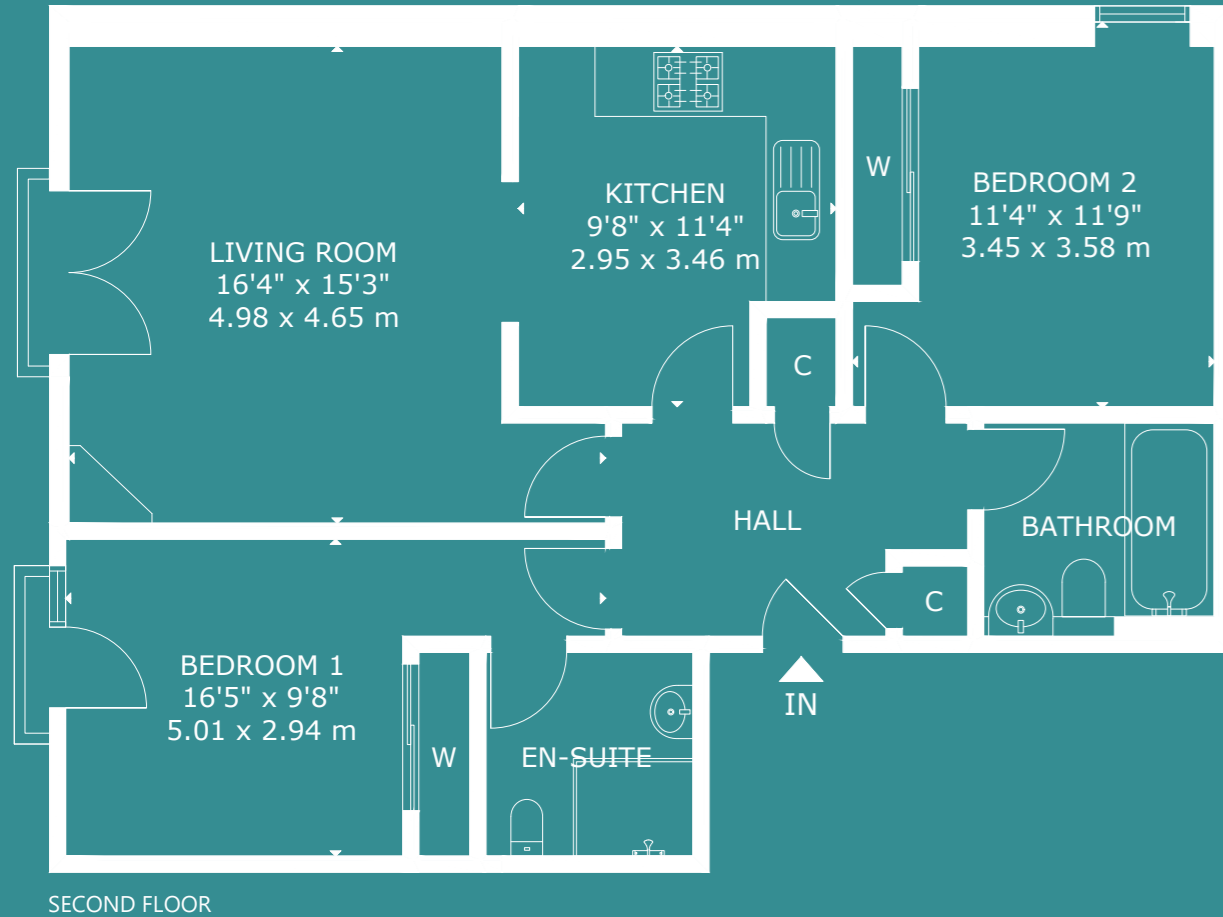


781 FT²





FLOORPLAN



LOCATION

Salamander Street lies at the heart of Edinburgh's historic Leith, consistently voted one of the world's coolest neighbourhoods.

Situated minutes from the vibrant Shore, Constitution Street and Leith Walk discover delicious eateries such as the Michelin-starred Martin Wishart, as well as many other bustling bars and restaurants. Leith Links and Leith Victoria Swim Centre are within walking distance whilst David Lloyd Health Club Newhaven is a short drive. Ocean Terminal with its well-known casual dining options, multiplex VUE Cinema, high street retailers, and PureGym is also easily accessible on foot or by car. Daily shopping needs are met by convenience stores on Constitution Street along with a large Tesco on Duke Street and a 24-hr ASDA at Newhaven. Every Saturday there is a thriving farmer's market held on Dock Place with an array of street food, artisan produce, and crafts.

Located within Leith Primary School and Leith Academy catchment areas, with easy access to private schools and excellent transport links, including buses, trams, and proximity to the A1 and City Bypass for swift travel to the City Centre and Edinburgh Airport.



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**TO REGISTER YOUR
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