



# Leith Links

14/1 Salamander Place  
EH6 7JW



## Second Floor Flat (Buzzer-1)

OFFERS OVER £63,000

- Hallway
- Semi-open plan living/dining room/kitchen
- 2 double bedrooms with built in storage
- Bathroom
- Shared rear grounds
- Secure residents parking
- Double glazing
- Gas central heating
- 25% share
- Excellent first-time purchase
- Lift

Viewing - by appointment call  
Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this well-presented 2 bedroomed flat which is situated within a sought-after residential area off Leith Links. The property is situated close to the Shore area in Leith which offers a wide range of restaurants, bars and bistros. In addition, the nearby Ocean Terminal offers a range of High Street stores together with further restaurants and bistros, 24-hour gym and a multi-screen cinema. The New Kirkgate Shopping Centre offers a choice of shopping for daily needs.

Entered via a secure shared stair, the property opens to a welcoming L-shaped hallway with a built-in storage cupboards, and the rest of the accommodation off. The well-proportioned semi- open plan living/dining room/kitchen is situated to the rear of the flat and the kitchen area features base and wall units, integrated oven with gas hob, freestanding washing machine, dishwasher, and fridge freezer. To the front of the flat are two double bedrooms, both with built wardrobes. Completing the accommodation is an internal bathroom which features partially tiled walls, bath with a mains powered shower, WC, and a wash hand basin.

Additional benefits include a well maintained communal rear grounds, secure residents parking, gas central heating, double glazing and a lift in the building.

## EXTRAS

To be sold as seen with all white goods, carpets, blinds/curtains and light fittings. All other furniture is open to separate negotiation. (no warranties to be given).

## OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

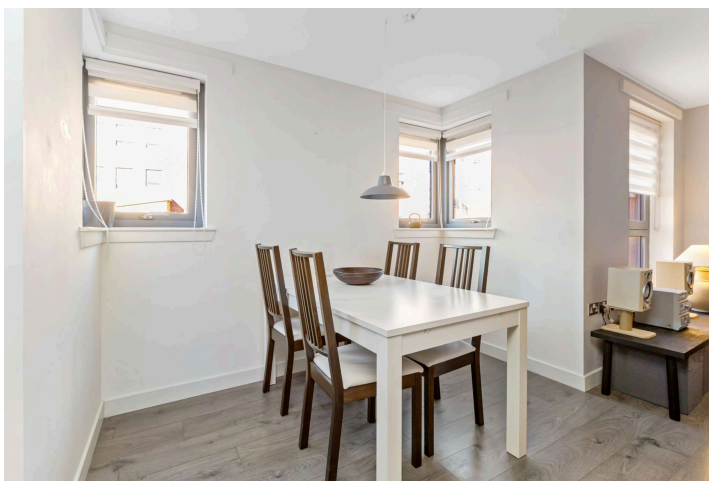
Shared ownership is a form of low-cost home ownership that combines renting with buying. It is aimed at people who wish to own their home but are presently unable to buy outright. The purchaser owns a share of the home (either 25%, 50% or 75%) and then rents the remaining part from Harbour Homes. The purchaser is also responsible for the full costs of contents insurance, legal fees, maintenance and repairs.

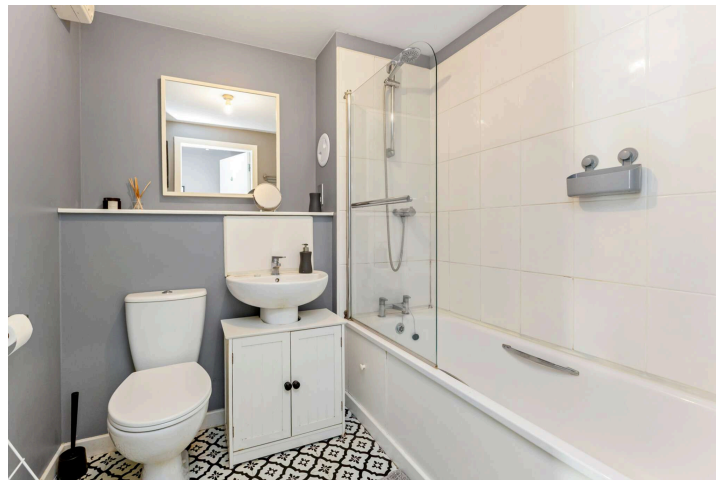
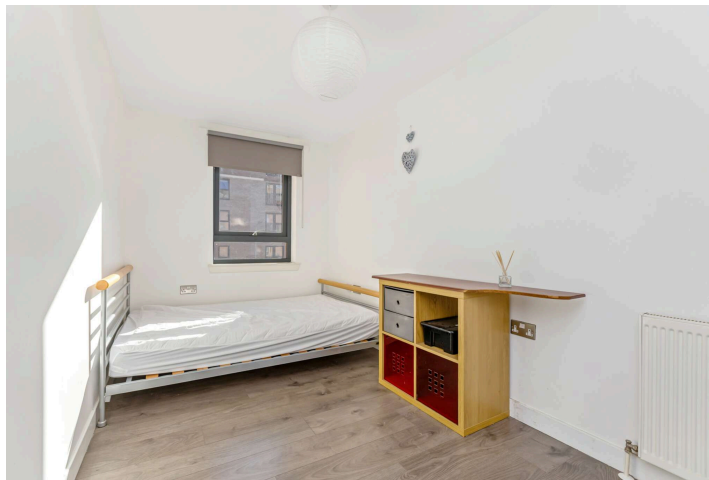
The monthly occupancy charge for this property is £353.13 per month (as at 23/9/26) plus approx. £364 per quarter for factoring fees to Harbour Homes which includes common building insurance.

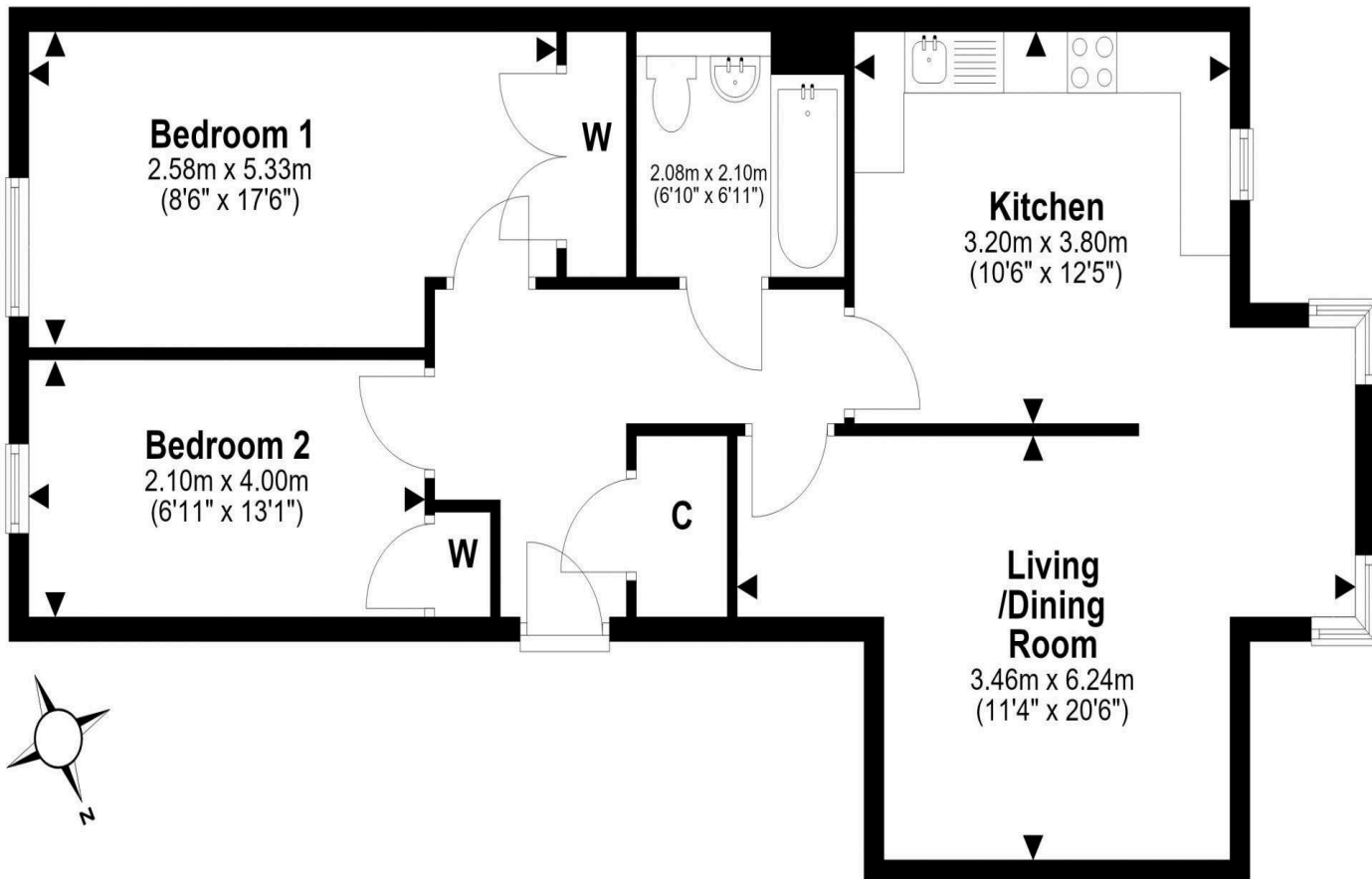
An application must be completed and submitted to Harbour Homes -

Please return your form to:  
Harbour Homes  
108 Constitution Street  
Edinburgh  
EH6 6AZ

Please get in touch by phoning 0131 554 0403 or emailing [hello@harbour.scot](mailto:hello@harbour.scot).







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**espc**