

17 Shrubhill Walk, Pilrig, Edinburgh EH7 4RB

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



McDougall McQueen are delighted to bring to market this beautifully presented, main door, two-bedroom apartment which is located at The Engine Yard development close to the vibrant Leith Walk.

A spacious living area situated in the open plan kitchen/diner benefiting from dual aspect windows allowing light to flow throughout.

Fully equipped modern kitchen in excellent condition with integrated white goods, fan oven and induction hob.

The property has two spacious double bedrooms with built-in wardrobes and the principal bedroom with en-suite shower room.

The modern bathroom is accessed via hallway off and is well equipped with a three-piece suite, partially tiled and a shower over the bath.

In addition to the exceptional living spaces within this property, there is more than ample storage space as well as a on street - parking or private, secure, underground parking available for additional fee.



## Location

Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. Local gyms include Places Gym and Tribe Yoga both a short walk away. The neighbourhood is close to the vibrant Shore area of Leith and has become a particularly fashionable area with many award-winning bars and restaurants to visit.

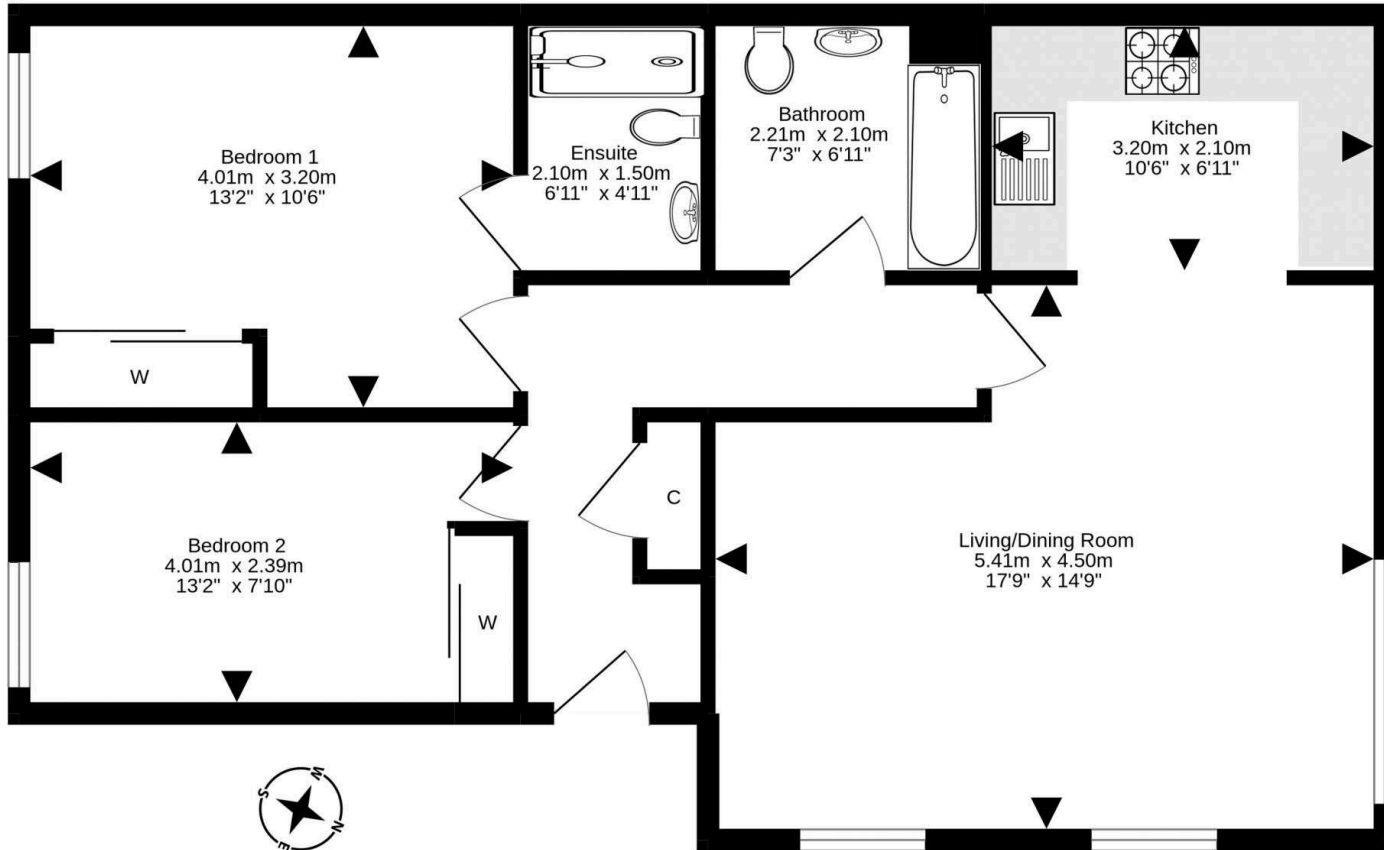
## Extras

All white goods to be included within the sale.

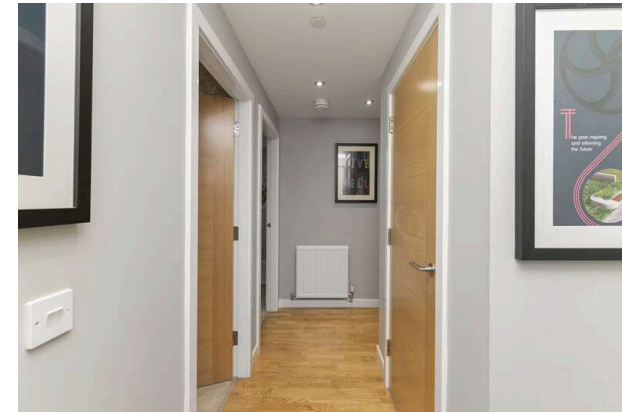
## Price & Viewing

Offers Over £349,000

Viewing by appointment call 0131 235 1007.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

