



New build two-bedroom second floor apartment at The Engine Yard on Leith Walk in Edinburgh. This apartment offers a modern open plan living space with generous kitchen/dining area. Lounge leads to patio doors with access to private balcony.

The Master double bedroom is spacious in size with a fitted wardrobe and an ensuite bathroom. Second bedroom also fitted with built in wardrobes. Ample storage space is also located throughout.

Secure parking is available in the underground car park for an additional monthly fee.

Communal garden area.

Close to all amenities.

Viewing is highly recommended. Call 07884 247419 to arrange your appointment 7 days a week.

- New. Modern and luxurious two bed apartment.
- Open plan design. Lounge / Kitchen / Dining
- Appliances included
- Patio doors leading to balcony
- Master bedroom with en-suite
- Lift access
- Secure underground parking available

Price & Viewing

FIXED PRICE £382,500.

Viewing by appointment only. Call 07884 247419.

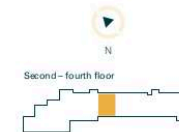
EPC Band - B

*Images are for illustration purposes only.

the engine yard

TWO BEDROOM APARTMENT

Block	C1
Plot	171 180 189
sqm	776
sq.ft	835.8



Dimensions (max)	m	ft
Living / Kitchen	7.7m x 4.0m	25'3" x 13'1"
Bathroom	2.2m x 2.0m	7'2" x 6'6"
Bedroom 1	2.8m x 2.8m	9'5" x 9'2"
Bedroom 2	3.2m x 2.8m	10'5" x 9'5"
Ensuite	2.2m x 1.5m	7'2" x 4'9"
Roof Terrace (Living)	2.4m x 1.2m	7'9" x 3'9"

www.theengineyard.co.uk

Please note: All layouts and floor plans, configurations, measured information are intended for guidance only and accuracy of this information cannot be relied upon. We guarantee quality in order to make your own visual check satisfy themselves by inspection or otherwise with the correct detail.

Places for People



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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.

