



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

The Master double bedroom is spacious in size with a fitted wardrobe.

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

Communal garden area.

Bike shed.

Close to all amenities.

Location

10 minutes from Edinburgh City Centre and the new tram stop at McDonald Road is close by. A wide range of fantastic amenities nearby include independent shops, supermarkets, bars, restaurants and gyms.

Price and Viewing

Fixed Price £270,000

Viewing by appointment. Call 07884 247419

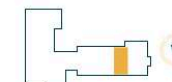
EPC - Band B

*Images are for illustrative.



ONE BEDROOM APARTMENT

Block	E1
Plots	239, 248, 255
sqm	49.1
sq.ft	529



First to third floor plots

3rd	255
2nd	248
1st	239

Dimensions (max)	m	ft
Living/Kitchen	4.00m x 4.98m	13'1" x 16'4"
Bedroom 1	2.63m x 2.62m	8'8" x 8'7"
Bathroom	2.20m x 2.03m	7'3" x 6'8"

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 encourage you to visit the site and make your own visual checks, satisfy the measurability inspection or otherwise visit 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.

