



**19/20 Shrubhill Walk, Leith Walk,
Edinburgh EH7 4FH**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

IMMACULATE

TWO BEDROOM APARTMENT



This immaculate and beautifully presented, two-bedroom, third floor apartment has a fantastic location in the Leith Walk area of Edinburgh, a stone's throw from the hustle and bustle of all that Leith Walk offers, with its excellent selection of shops, cafes and restaurants and a few Tram stops takes you into the city centre or as far as Edinburgh Airport. This smart, modern development offers secure living, ideal for those looking for a 'lock up and go' property or those wanting to live and work in the city. The property has been very tastefully decorated throughout in complementary tones and the fixtures and fittings are of a high specification. The accommodation consists of a well-kept communal entrance, with a lift to all floors and access to the attractive, communal, landscaped courtyard. A hall with good storage and entry phone, a particularly nice, open plan, kitchen/dining/living room, with two-way opening French doors and Juliet balcony, flooding the room with natural light and a lovely, leafy outlook to the courtyard. The kitchen has a good range of contemporary, fitted units, integrated appliances, complementary worktops and tiling and there is plenty of space for seating and dining. There are two bedrooms, one with fitted wardrobes, and both have a nice outlook to the courtyard, and a family bathroom, with very nice tiling and a vanity drawer unit. Early viewing is highly recommended.

Communal entrance and lift

Hall, with storage

Open plan kitchen/dining/living room

Two bedrooms

Bathroom

Double glazing and communal gas heating

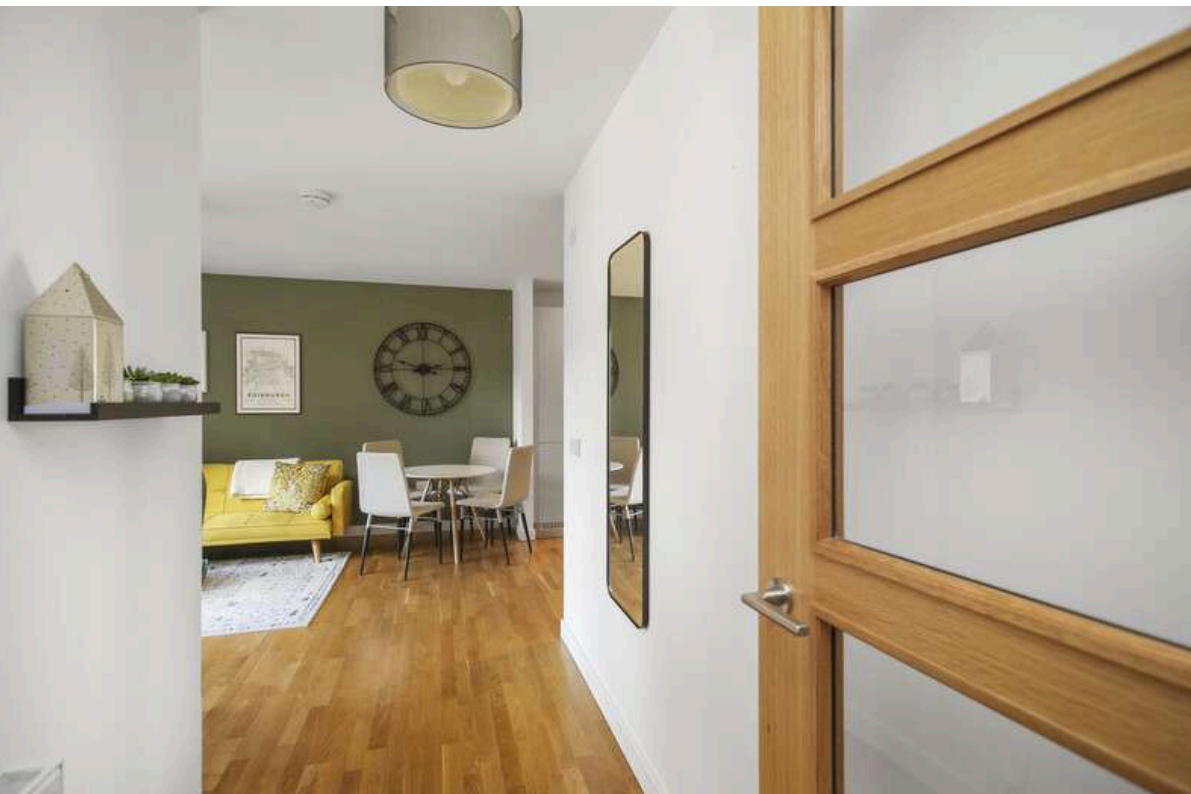
Communal courtyard

Optional, secure, underground parking, approx. £100 per month

EWS1 - this property has an EWS1 certificate with a rating of A2

Factored by RMG factors at approx. £1200 per annum





LEITH WALK

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. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area as well Leith Walk with its array of shops, cafes and restaurants. Leith also has its own Primary and Secondary schools, the Academy being a community high school. From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route or the Tram. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City By-pass.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, dishwasher, washing machine, fridge freezer are included in the sale (no warranties given). Some furniture may be available by separate negotiation.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

£300,000

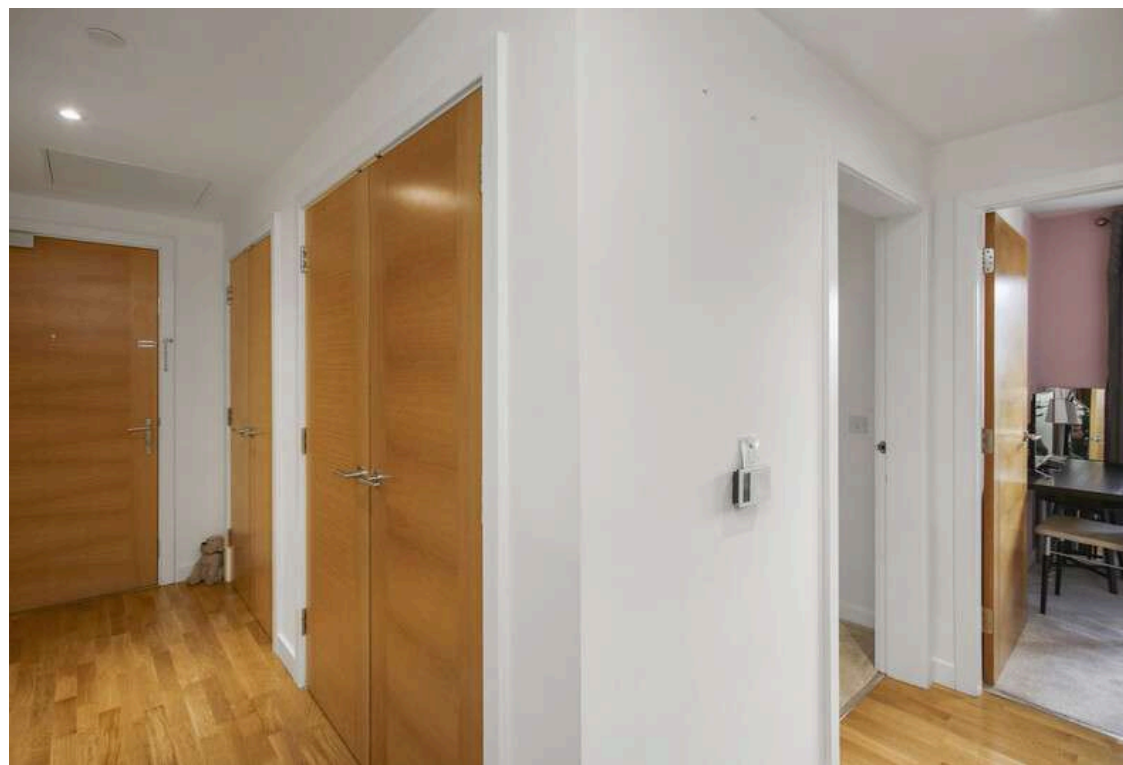
EPC Rating

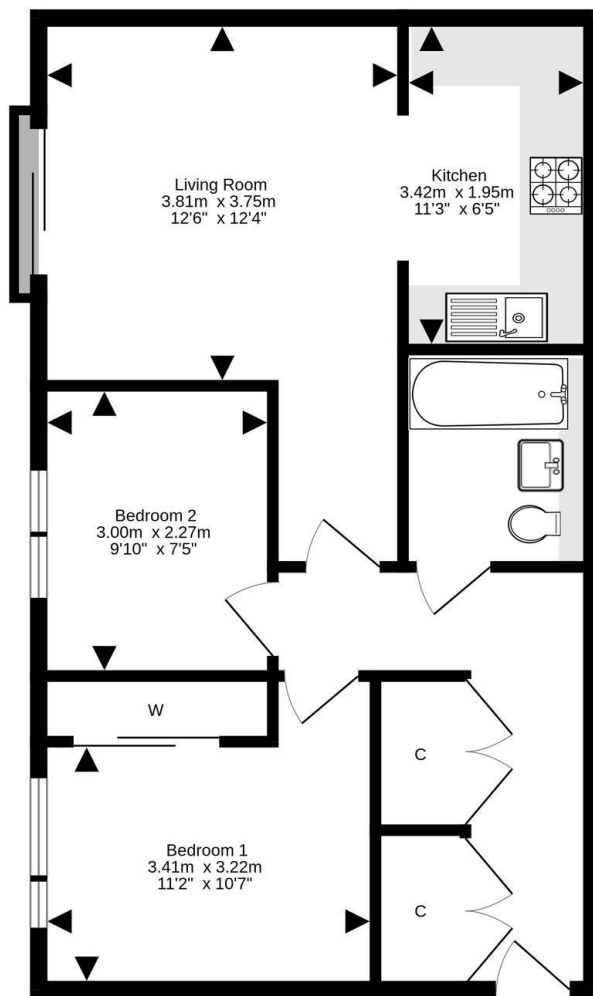
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For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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