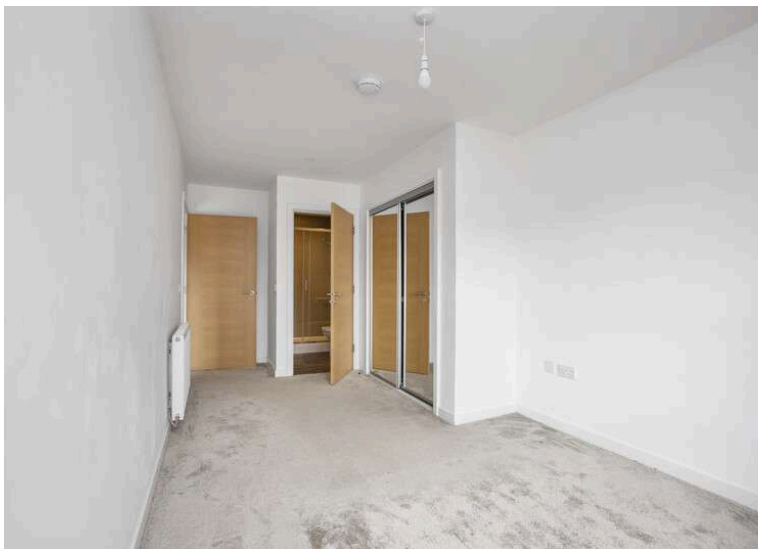
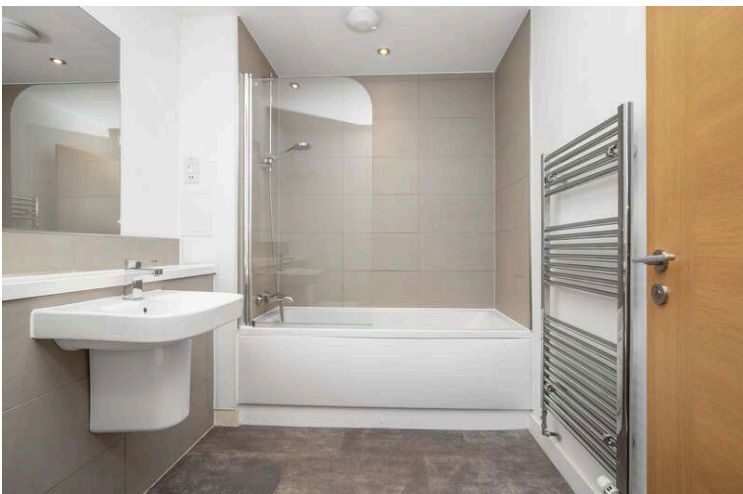


Flat 41, 5, Shrubhill Walk, Edinburgh, EH7 4FG

www.mcdougallmcqueen.co.uk



Contemporary and spacious two-bedroom fourth 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 with Juliette balcony which allows light to flow throughout. The Master double bedroom is spacious in size with a fitted wardrobe and an en-suite 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. Lift access available.



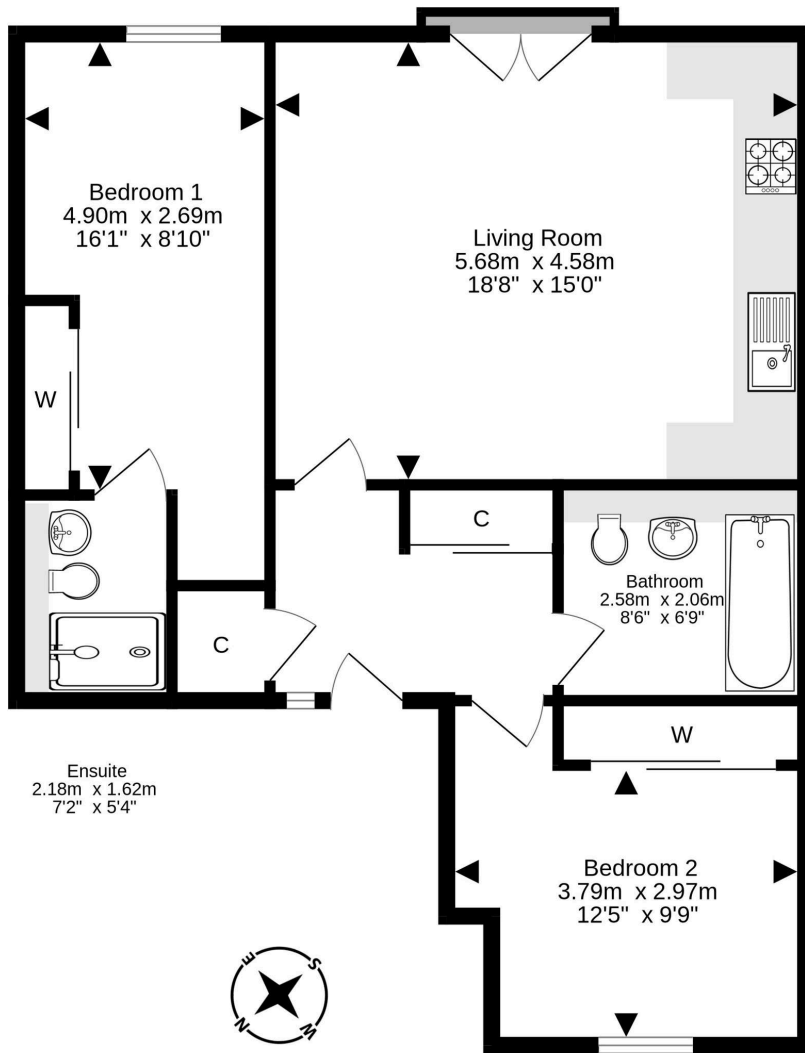
Price & Viewing - Offers Over £340,000. Viewing by appointment.
Call 07884 247419.

EPC: B

Council Tax: D

This property is Factored.

Secure, underground parking available. £100 pcm.



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.

