

TOP LEITH WALK

FLAT 27, 52 SHRUBHILL WALK
EH7 4FT



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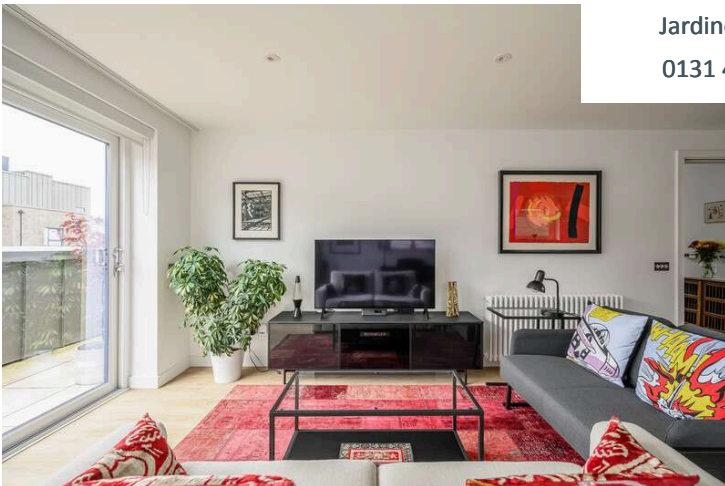
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EPC RATING: B

OFFERS OVER £550,000

PROPERTY DESCRIPTION

- 'L' shaped hallway with two storage cupboards and a handy utility cupboard
- Bright & contemporary, triple aspect open plan living/dining/kitchen space with a wall of glass providing access to the outdoor terrace and its open outlook over the Edinburgh skyline to Fife. The kitchen has an excellent range of units & appliances and a large island with breakfast seating. There is plenty of space for dining & entertaining
- Large master bedroom with French door to the balcony, a walk in wardrobe and
- Ensuite bathroom with walk in mains rainfall shower, vanity sink unit, wc & heated towel rail
- Second good sized double bedroom
- Family bathroom with bath, walk in shower, vanity sink unit, wc & heated towel rail
- District Heating System with hot water pumped from an onsite gas-fired plant
- Upvc double glazed windows
- Long balcony – ideal for sitting out & relaxing providing panoramic views over the rooftops
- Underground car parking facility
- Still under NHBC guarantee
- RMG manage the development at a cost of £112pcm to cover block buildings insurance and maintenance of the lift, building & grounds

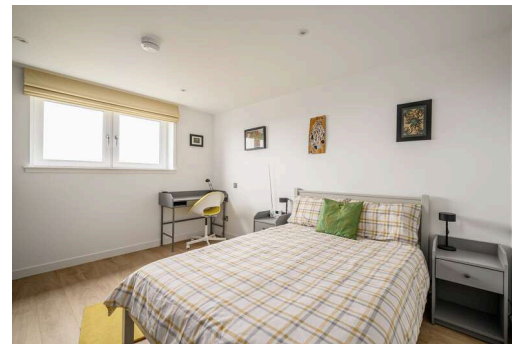
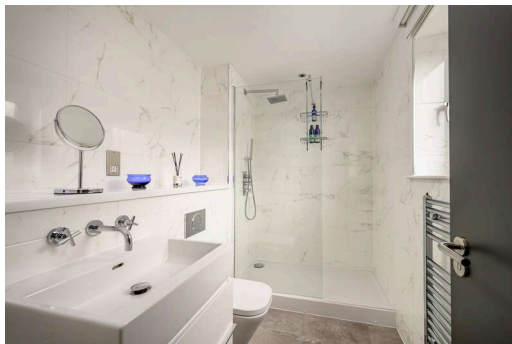


VIEWING

Sun 2-4pm or pls call

Jardine Philips

0131 4466850



OUTSTANDING TWO BED PENTHOUSE APARTMENT WITH PRIVATE BALCONY AND FAR REACHING VIEWS, MINUTES FROM THE CITY CENTRE

This superb fourth floor exclusive property provides expansive, beautifully presented accommodation, less than 15 minutes' walk from the city centre. The Engine Yard Development has proved extremely popular with professional buyers as there are a wide range of amenities on your doorstep including restaurants, bars, coffee shops & independent retailers and the amazing cultural, leisure & shopping facilities of St James Quarter, George Street & the New Town are all easily accessible. The property has great transport connections via bus or tram to the rest of the city.

AREA

The property is located close to the city centre in this sought-after location, within easy proximity to Waverley train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls, bars & restaurants. There are a fantastic range of notable independent stores, supermarkets, coffee shops, bars & restaurants on your doorstep and further amenities can be found within easy travelling distance, including a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Water of Leith Walkway, Pilrig Park, Holyrood Park and Arthur's Seat. There are regular bus & tram services to the city centre and beyond, providing access to Edinburgh airport within 30 minutes and five minute travel times to the city centre & the waterfront respectively. The City Bypass is also easily accessible with links to central Scotland's main

motorway network and beyond.

PARKING

Underground car parking facility

EXTRAS

The blinds/curtains, light fittings, electric hob, double oven, quooker tap, dishwasher, fridge freezer, wine cooler and washing machine are included in the sale.

HOME REPORT VALUATION

£580,000



Living/kitchen/dining room

32'2 x 16'3 (9.80 x 4.95m)

Bedroom 1

14' x 11'10 (4.27 x 3.61m)

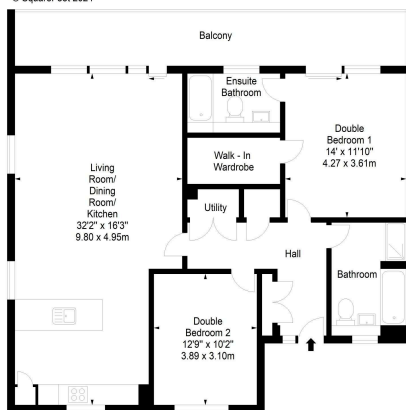
Bedroom 2

12'9 x 10'2 (3.89 x 3.10m)

Shrubwill Walk,
Edinburgh,
Midlothian, EH7 4FT



Approx. Gross Internal Area
1128 Sq Ft - 104.79 Sq M
For identification only, Not to scale.
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Fourth Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

