



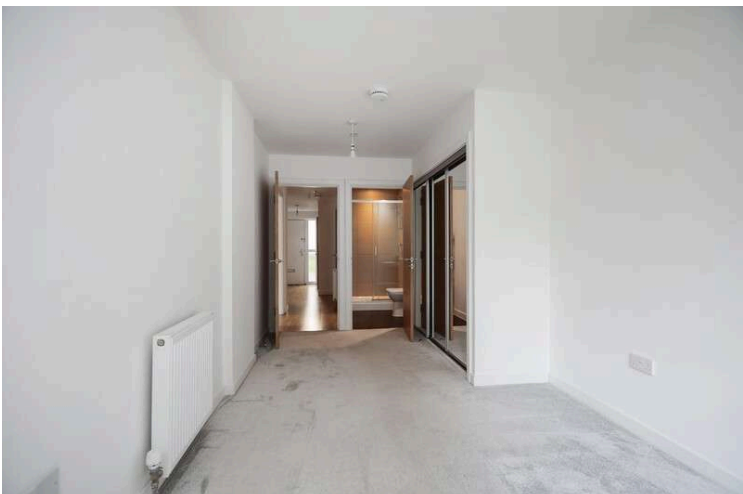
33 Shrubhill Walk, Edinburgh, EH7 4RB

www.mcdougallmcqueen.co.uk



- Ground floor apartment in popular Leith development
- Stunning two bedroom flat with open plan lounge/kitchen/dining
- Patio doors lead to terrace and communal

- gardens
- Master bedroom with ensuite bath/shower room
- Secure underground parking available for monthly fee



Location

The property is within close walking distance of the cosmopolitan Leith Walk and the neighbourhood offers an excellent variety of restaurants, shops, bars, a local library, gyms, and amenities also include the open green spaces of Pilrig Park nearby. The property is close to McDonald Road tram stop which offers an excellent service with access to the City Centre and beyond.

Extras

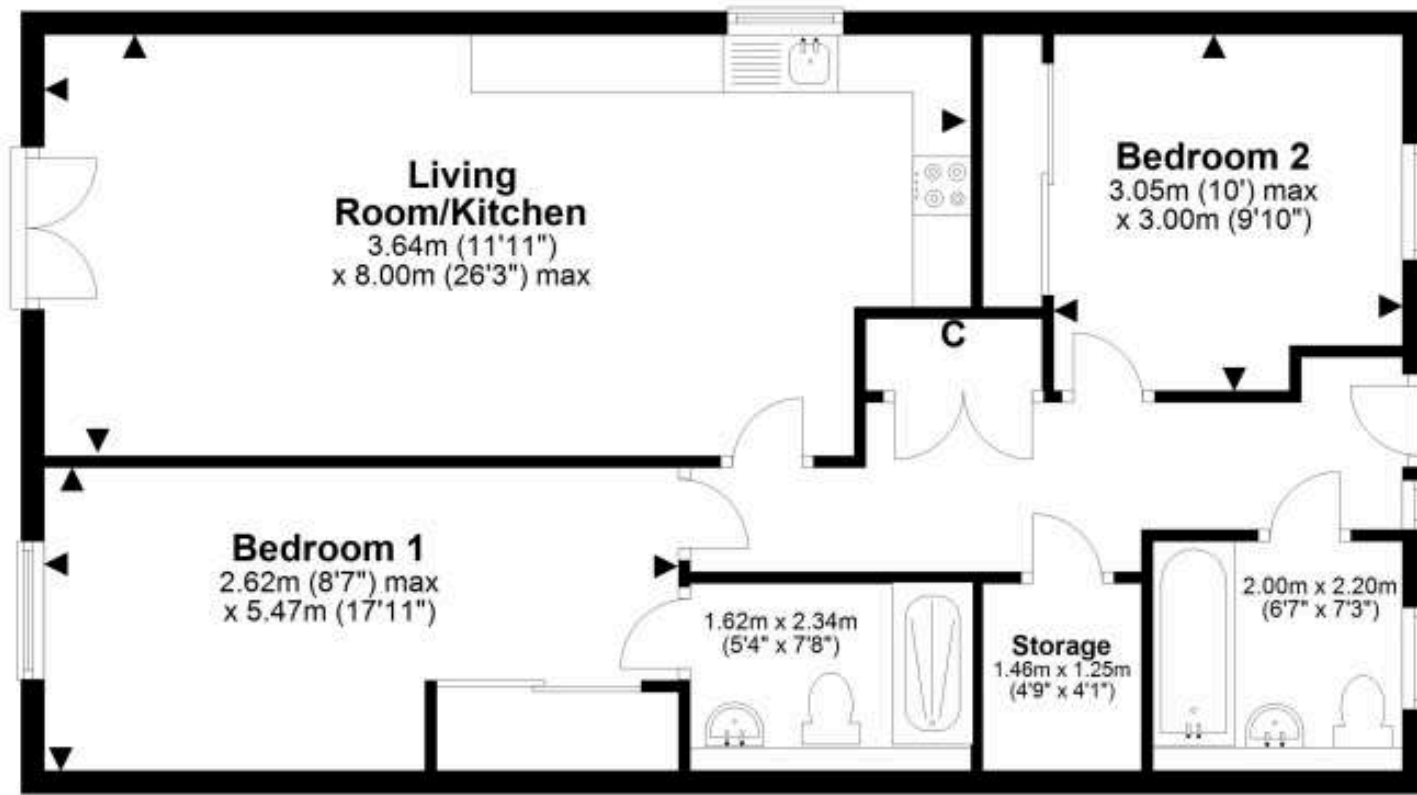
White goods are included in sale.

Price & Viewing

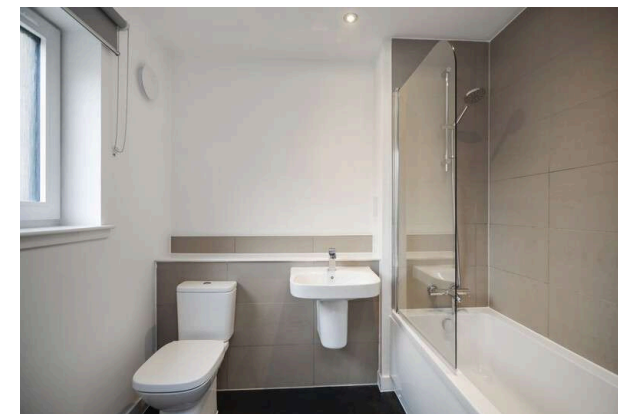
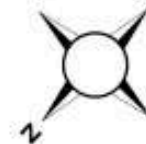
Offers over £340,000. To view call agent on 07884 247419.

EPC Band - B

Council Tax Band - D



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



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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.

