




41 Shrubhill Walk, Edinburgh, EH7 4RB

Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

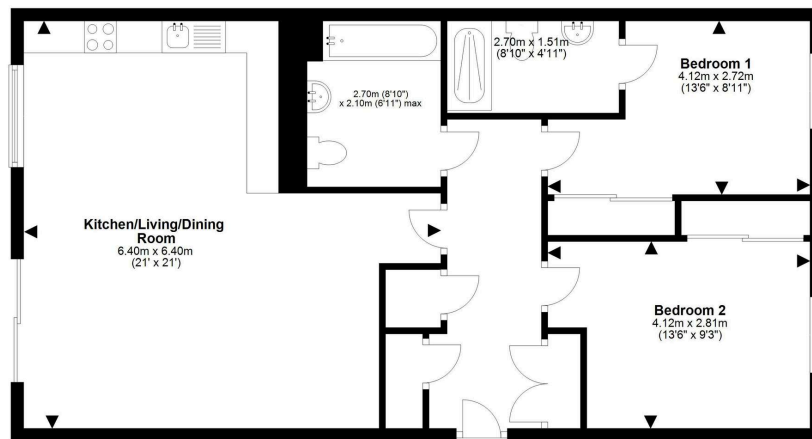
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

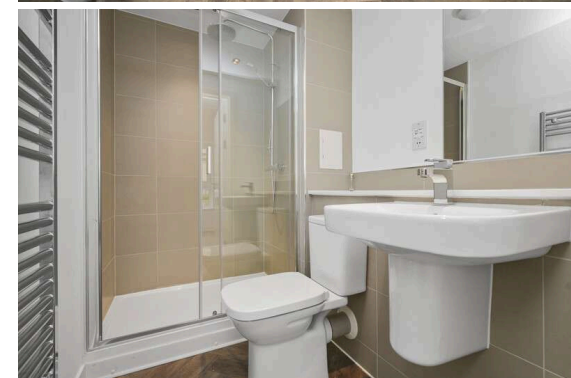
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



Total area: approx. 79.0 sq. metres (850.4 sq. feet)
This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



Welcome

Conveniently located on Leith Walk - one of Edinburgh's most exciting new places to live - The Engine Yard delivers the ultimate urban lifestyle.

A unique opportunity has arisen at this popular, residential development. A generous, ground floor, main door apartment with two double bedrooms, Master ensuite and private terrace.

The former show home has an impressive lounge, dining and kitchen with built in appliances included. The ground floor, apartment has patio doors from the lounge to a sunny terrace and extends to the communal garden area.

Two double bedrooms with Master ensuite shower room. Family bathroom with hand held shower. Mirrored wardrobes offer ample storage spaces, as does the additional hall cupboard space and utility cupboard with washing machine.

The property benefits for secure, underground parking for an additional monthly fee.

Call 07884 247419 to arrange a suitable time, 7 days a week.

Close to the retail paradise known as St James Quarter and just a 15-minute walk to the city centre and Waverly Train Station. McDonald Road tram stop is only a 2-minute walk away.