



19/29 Shrubhill Walk
Leith Walk, Edinburgh, EH7 4FH



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Spacious 4th floor flat situated within a modern development just off Leith Walk.

- Sitting room with balcony
- Kitchen
- Double bedroom with integrated wardrobe
- Bedroom 2
- Bathroom with 3-piece suite
- Bright & well proportioned
- Secure entryphone system
- Excellent location just off Leith Walk
- Modern factored development
- Gas central heating & double glazing

Offers Over: £290,000

EPC Rating: C

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

About the Property

Situated within a modern factored development just off Leith Walk, this 2 bedroom 4th floor flat offers a contemporary, spacious home with direct links to the city centre. The property is presented in move in condition, further benefitting from gas central heating, double glazing and a secure entryphone system.

Management

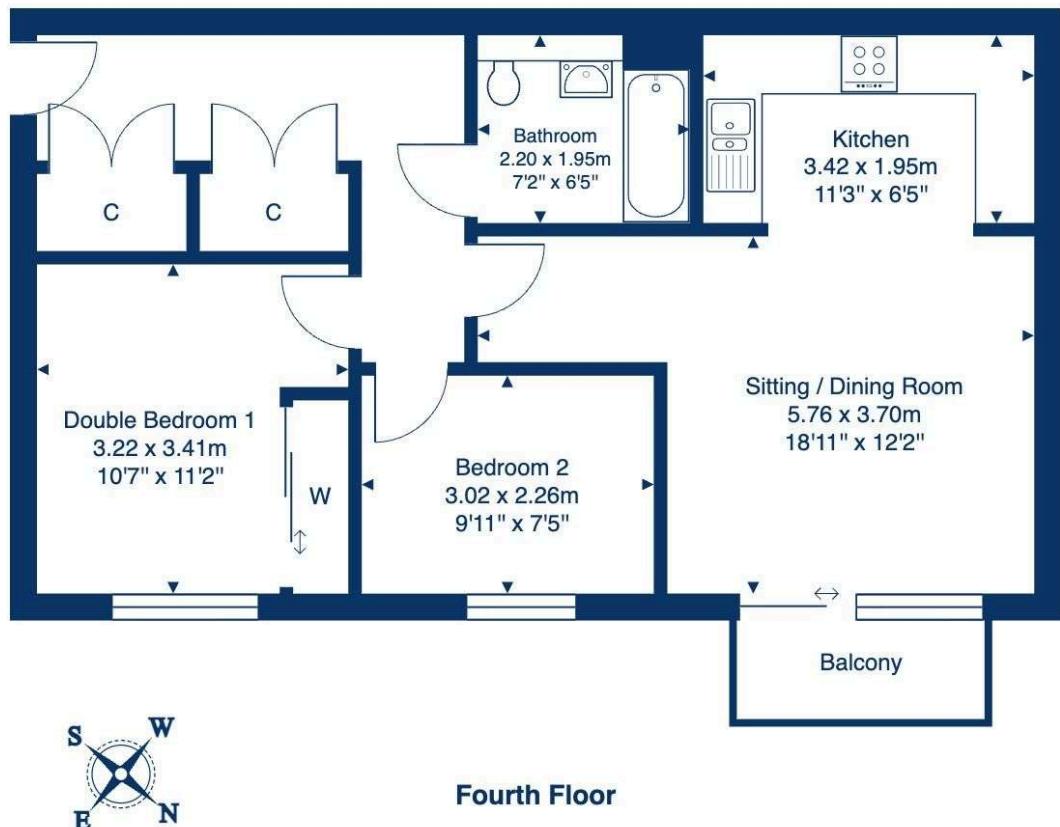
The development is factored by RMG Scotland at a current cost of approximately £150 per month. This cost include the upkeep of communal areas, lift maintenance & common buildings insurance.

Extras

To include all fitted carpets and floor coverings, blinds, integrated oven, hob, fridge/freezer, washing machine & dishwasher.



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Total Area: 59.7 m² ... 643 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

Location

Leith Walk is located a short distance to the northeast of Edinburgh's city centre, making it extremely accessible both on foot and by bus or tram. It is within close proximity of an excellent range of local shops, bars, restaurants and recreational facilities, including the St James Quarter. Waverley Train Station, links to the Tram network and St Andrews Square Bus Station are also within easy walking distance. For larger shopping requirements, there is a Sainsbury's Local, Tesco, Meadowbank Retail Park and Ocean Terminal, host to a wide range of high street stores, family restaurants, a 24-hour gym and a multiplex cinema. The fashionable Shore area is also close by, offering numerous stylish bars, cafes, award-winning restaurants and the Royal Yacht Britannia.





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.