



5/53 Shrubhill Walk, Edinburgh, EH7 4FP



Welcome

This immaculately presented one-bedroom, loft style, fifth floor apartment with lift, has been thoughtfully designed to a high specification forming part of the modern Engine Yard development in the vibrant and popular neighbourhood off Leith Walk.



The property comprises a large spacious open plan living/dining/kitchen with high ceiling which allow light to flow throughout. The contemporary kitchen benefits from a modern, stylish fitted kitchen with integrated appliances which are included in sale, a bright hallway leading to double bedroom and bathroom. The spacious bedroom benefits from triple mirrored wardrobes and is carpeted. The family bathroom comprises low level W.C., sink and vanity unit, bath with shower and shower screen, tiled splashbacks, radiator and mirror. The property has district, gas central heating.

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. McDonald Road tram stop is minutes away.

There is secure parking at underground level car park available for a monthly fee. £100 per car, per month.

Buyer can benefit from residents, reduced gym membership at Places Gym on Leith Walk.

A factoring fee is payable for the upkeep of the communal areas and includes buildings insurance.

Viewing is recommended. Call agent on 07884 247419.



Leith Walk

Set in the popular, high amenity Leith area, the property is perfectly placed to take full advantage of the many and varied local amenities including a superb selection of shops, cafes, bars, restaurants, supermarkets and a gym, plus regular bus services are available almost on the door step, the city centre is within walking distance. Nearest tram stop at McDonald Road, Omni Centre and St James Quarter all within easy reach.

Extras

Integrated appliances included with sale.

Private, underground, secure parking available at £100 per car, per month.



Get in touch

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Property Hub:

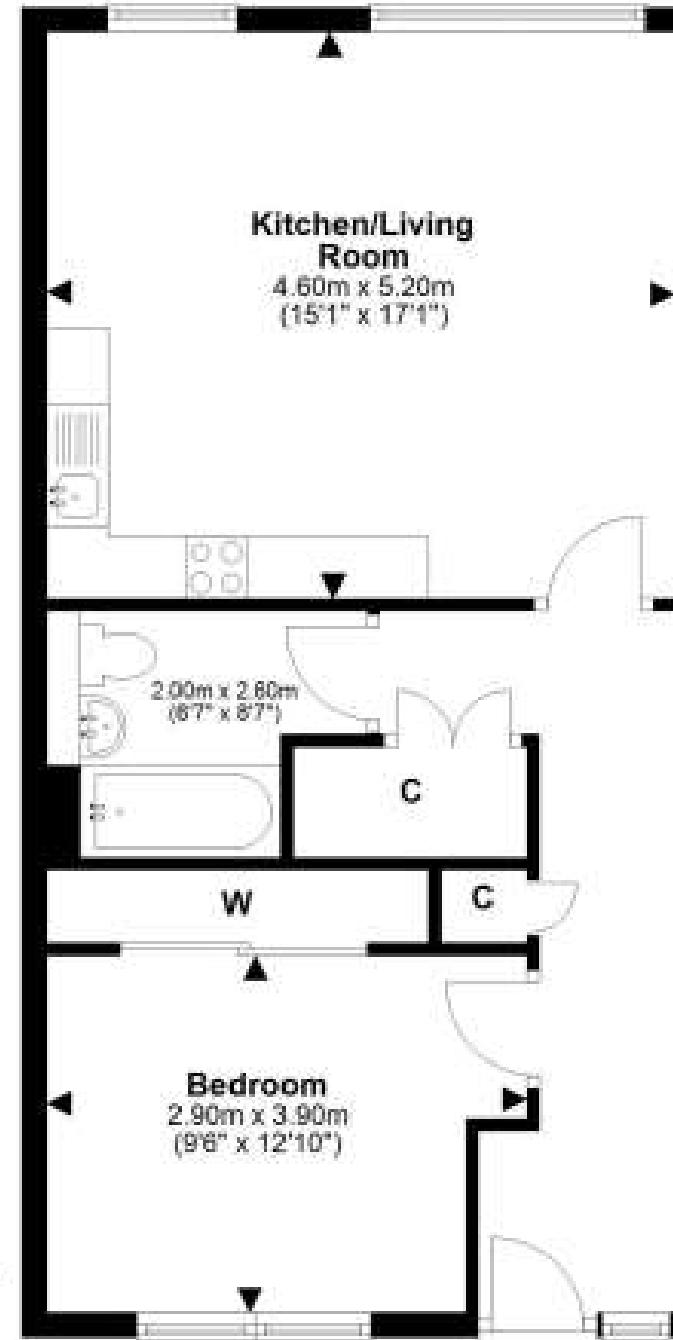
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.