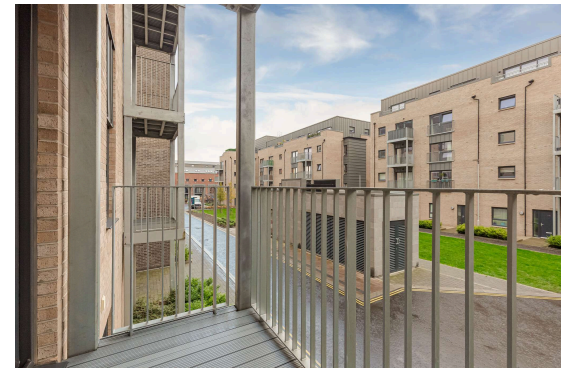


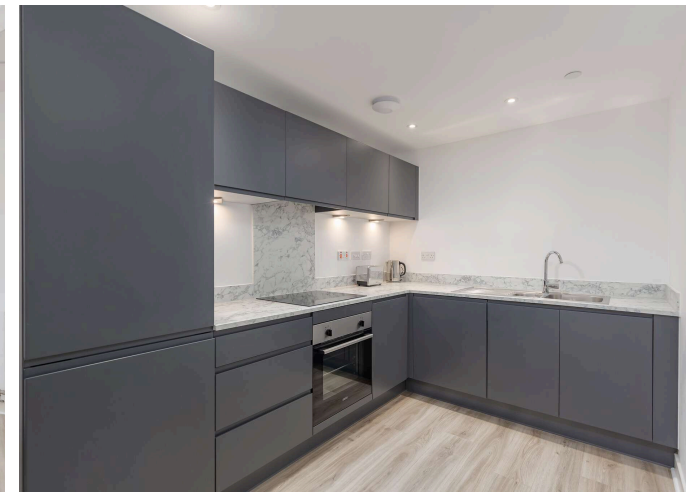


43/2 Shrubhill Walk
Edinburgh, EH7 4FN

A

"43/2 Shrubhill Walk is a contemporary and unique two-bedroom first floor flat in the heart of the city"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- LIFT ACCESS
- HALLWAY
- LIVING/DINING/KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM
- DOUBLE GLAZING
- DISTRICT HEATING
- ALLOCATED PARKING
- FACTORED DEVELOPMENT





LOCATION

Located just over 2 miles from Waverley Station and the city centre, this property has excellent access to the city centre and its amenities whether it's for work, rest or play. The area is well served by public transport and benefits from the tram service, providing a direct link to Edinburgh Airport. Alternatively, you can head north for 1.5 miles and find yourself in the cosmopolitan area of The Shore with boutique bars and restaurants or at Ocean Terminal where you will find high street stores and restaurants. Leith Walk is a bustling area with a range of specialist stores, barbers, beauty parlors and convenience stores. There is a large Tesco and Asda both located nearby. Pilrig Park, Leith Links and the Water of Leith Walkway all provide a quiet retreats.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



DESCRIPTION

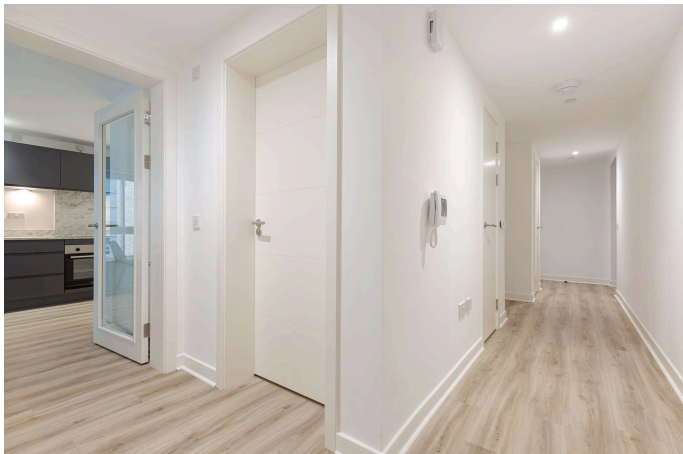
43/2 Shrubhill Walk is a contemporary and unique two-bedroom first floor flat at The Engine Yard on Leith Walk in the heart of Edinburgh.

This accommodation offers a modern open plan living space with generous living/kitchen/dining area. The living room leads to patio doors with access to private balcony; Master double bedroom is spacious in size with a fitted wardrobe and en-suite shower room; bedroom two also fitted with built in wardrobes and a family bathroom with shower over bath and splash back tiling. Further benefits include district communal heating system, double glazing, lift access, ample storage space is also located throughout, communal garden area and allocated parking.

EPC RATING

The energy efficiency rating for this property is band C

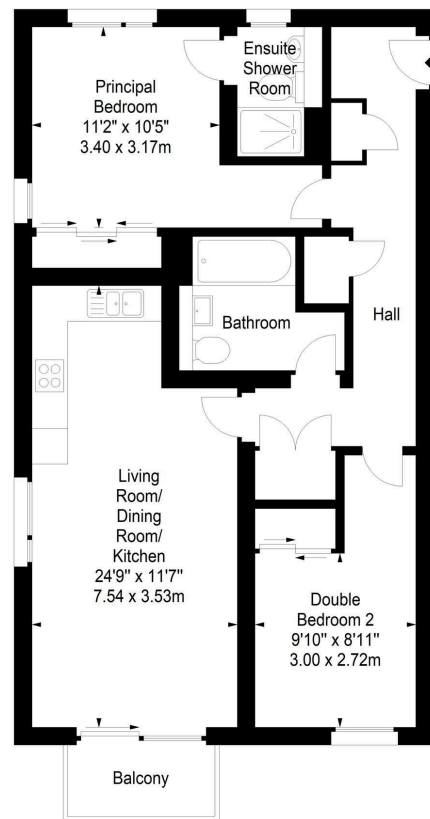
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Shrubhill Walk, EH7 4FN



Approx. Gross Internal Area
850 Sq Ft - 78.97 Sq M
For identification only. Not to scale.
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Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
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