



Beautifully presented modern two-bedroom, third floor flat with lift forming part of the popular Engine Yard Development.

Set within a factored building with a secure entry-phone system, lift and a communal bike store, the move in accommodation comprises; a welcoming reception hall with storage cupboards, lovely open plan sitting/dining room with a dual aspect Juliette balconies and a stylish fully fitted kitchen, with appliances, double bedroom with built-in wardrobe and ensuite shower room, well appointed family bathroom with a white three-piece suite having a shower over the bath.

The flat has gas central heating via a district system and double glazing.

There is parking available for rent in the development's underground car park, plus there is on street parking available in Albert Street opposite.

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, with the city centre, nearest tram top at McDonald Road, Omni Centre and St James Quarter all within walking distance.

RMG, approx. £1,100 pa covering communal maintenance and block building insurance.

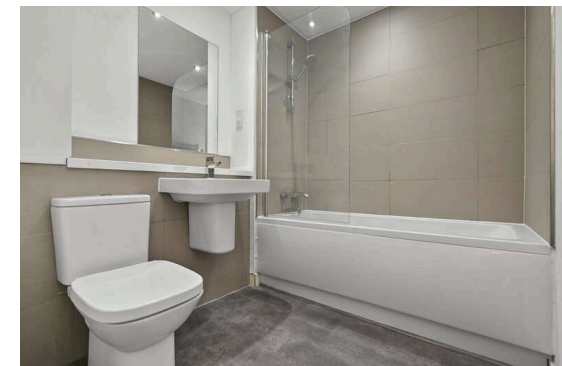
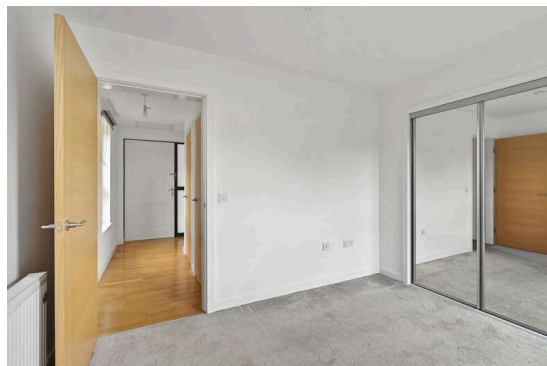
Early viewing is recommended 7 days a week. Call 07884 247419.

- City living at popular Engine Yard development on Leith Walk.
- Spacious two bedroom, third floor apartment.
- Open plan lounge and kitchen area with dual aspect Juliette balconies.
- Central location close to McDonald Road tram stop
- Viewing 7 days a week. Call 07884 247419.

EPC - B

Council Tax - D

FIXED PRICE £350,000



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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.

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