



5/57 Shrubhill Walk, Edinburgh, EH7 4FG

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

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

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 Juliette balcony and a stylishly fully fitted kitchen with appliances, double bedroom with built-in wardrobe and ensuite shower room, a further double bedroom with wardrobes, a well appointed 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.

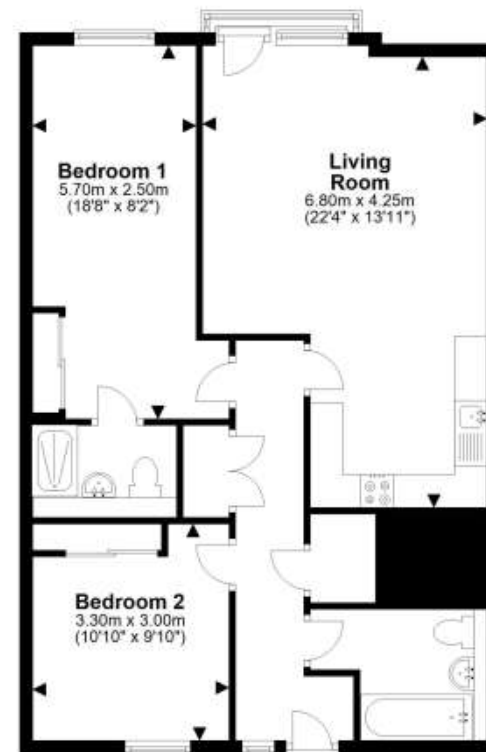
Factor fee with RMG Ltd. Approximately £1,100 pa covering communal maintenance and block building insurance.

Council Tax Band: D

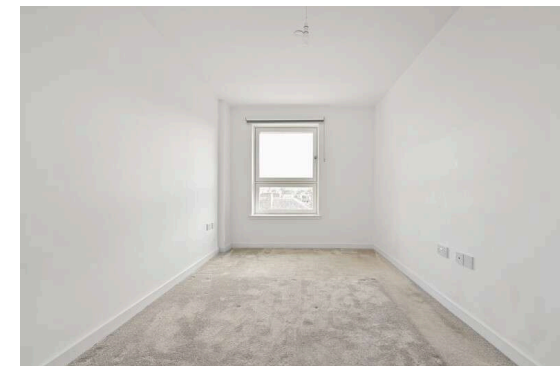
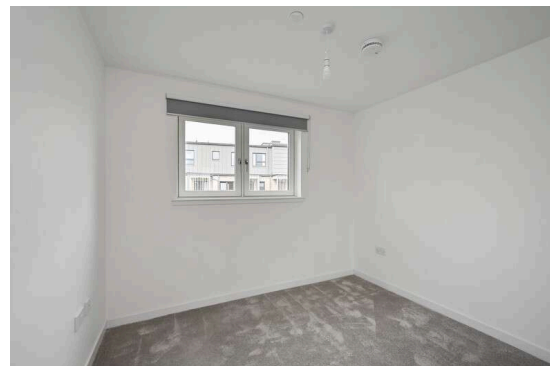
EPC: B

Home Report: £350,000

Early viewing is recommended. Call 07884 247419



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193  
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

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.

espc

Mc  
McQueen