



25 Flat 29, Shrubhill Walk, Edinburgh, EH7 4FJ

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The property comprises a large spacious open plan living/dining/kitchen with patio doors which allow light to flow throughout and lead to the private balcony. The contemporary kitchen benefits from a modern, stylish fitted kitchen with integrated appliances, a bright hallway leading to two generous double bedrooms. The principal bedroom benefits from an en-suite shower room. The en-suite shower room comprises double shower unit, low level W.C., sink and radiator. The family bathroom is equally impressive and comprises low level W.C., sink and vanity unit, bath with electric shower and shower screen, tiled splashbacks, radiator and mirror.

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. The property is close to McDonald Road tram stop which offers and excellent service with access to the City Centre and beyond.

There is secure parking the underground level car park which is available for a monthly fee.

A factoring fee is payable for the upkeep of the communal areas and further details can be made available.

Viewing is by appointment, 7 days a week, call 07884 247419.

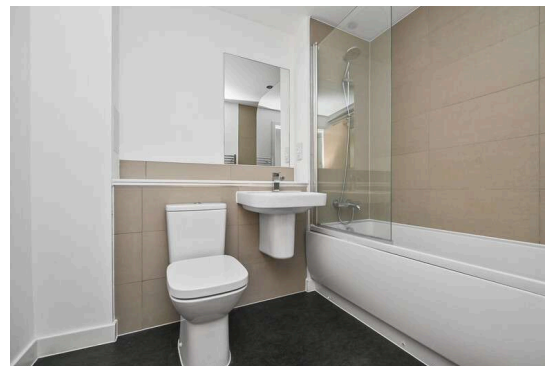
EWS1 certificate available.

- City living at The Engine Yard Leith. Immaculately presented fifth floor apartment.
- Open plan design. Lounge / Kitchen / Dining with balcony.
- Two double bedrooms, Master with ensuite.
- Central location close to McDonald Road tram stop.
- Viewing by appointment only. 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.

Fixed Price £350,000
EPC Band - B
Council Tax Band - D



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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.

