







## Welcome

Discover modern urban living in the heart of Edinburgh's historic tramway at The Engine Yard. This new build apartment at Flat 54 is a stylish two-bedroom, ground floor home designed for contemporary comfort and efficiency.

The generous and well appointed open plan lounge / dining / kitchen is thoughtfully laid out and the kitchen comprises of contemporary wall and base units and integrated appliances are included in the sale. The property is floored throughout.

Two spacious, double bedrooms, Master with en-suite shower room and both have mirrored wardrobe storage.

The family bathroom has a three-piece white suite and is partially tiled.

Double glazed, Gas district heating, FREE gym membership.

Located on the edge of Edinburgh's New Town, The Engine Yard blends historical charm with a vibrant, modern lifestyle. Residents enjoy excellent transport links, McDonald Road tram stop is nearby as well as local amenities, cafes, restaurant and bars are on the doorstep of this popular development.

Secure parking is available in the underground carpark, parking is £100 per car, per month.

Also on offer is FREE gym membership at Places Gym for 12 months.

Viewing is by appointment only, 7 days a week. Call Jacquie on 07884 247419.







## Leith

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The popular area of Leith is situated in the heart of Edinburgh, a short walk from the top of Leith Walk and St James Quarter as well as the beautiful open spaces of Calton Hill and Holyrood Park.

Edinburgh Waverley train station is conveniently close and the McDonald Road tram stop at the end of the street; providing a swift journey to the West of the city and airport.

The area is well served by a huge selection of cafes, bars and restaurants including Joseph Pearce's and Herringbone. Plenty of shopping is available in the locale including the famous Valvona & Crolla on Elm Row as well as larger supermarkets nearby.

## Extras

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Ceramic hob, electric oven, extractor fan, fridge/freezer, washing machine/dryer, dishwasher.

12 months free gym membership.



# Get in touch

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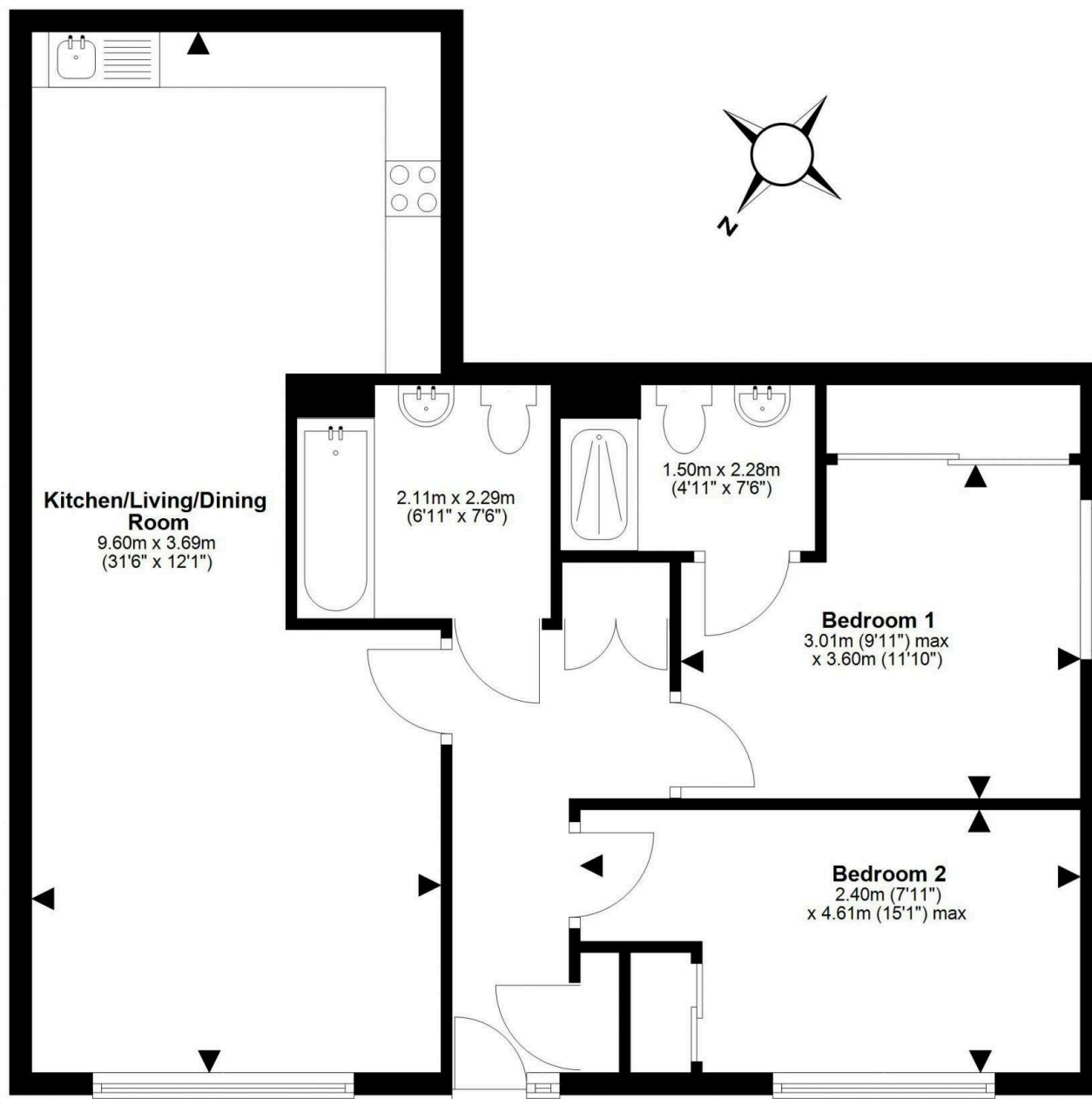
Bruntsfield Office:

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**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.