





Welcome

Urban Living with a Garden Retreat

Welcome to your sanctuary in the city — a rare garden-level duplex apartment nestled within the award-winning Engine Yard development on Shrubhill Walk. This architecturally distinctive home blends industrial heritage with contemporary design, offering the perfect balance of style, space, and serenity.

Key Features

Private Garden: Step out from your living space into a tranquil, landscaped garden — ideal for morning coffees, evening wine, or weekend entertaining.

Open-Plan Living: A spacious kitchen/living area with sleek gloss handleless cabinetry, integrated appliances, and concrete-style finishes. Appliances included in sale.

Family Room: Located on the lower ground this generous Family Room, leading to patio doors, terrace and private garden, could also be used as a double bedroom. Two piece WC and ample storage under stairs.

Designer Bathrooms: Three piece white suite, rainfall showers, and contemporary tiling deliver a boutique hotel feel.

Bedrooms with Character: Two generous bedrooms with fitted wardrobes and sliding mirrored doors. The principal suite includes an en-suite.

Storage & Utility: Thoughtfully designed with ample storage throughout, plus utility space for modern living.

Secure Parking: Underground parking available on request. £100 pcm, per car.

Viewing by appointment, 7 days a week. [Call Jacque on 07884 247419.](tel:07884247419)





Pilrig

Located on the site of Edinburgh's historic tram depot, The Engine Yard is a vibrant urban community just off Leith Walk.

With cafés, bars, and artisan shops on your doorstep - and the tram link just a 2-minute walk away - you're perfectly placed to enjoy the best of city life.

15-minute walk to Waverley Station & city centre Close to St James Quarter, New Town & cultural hotspots Award-winning renovation blending heritage and innovation Green spaces, pedestrian zones & private courtyards McDonald Road tram stop 2 minutes walk away.

Extras

Integrated kitchen appliances included within sale.
Free one year membership to Places Gym, Leith Walk.



Get in touch

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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 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.