





Welcome

Set within the popular Engine Yard development, just off vibrant Leith Walk, this stylish two-bedroom, 5th floor flat apartment offers an excellent position in the city centre to enjoy everything that the neighbourhood has to offer. With shops, bars, restaurants, and direct airport tram links right on the doorstep, it combines convenience with contemporary living.

Key Features

- Prime location in a sought-after development
- Access to beautifully maintained shared gardens
- Option of secure parking (monthly fee)
- Modern minimalist interiors
- Gas fired District heating
- Lift access

Accommodation

- Open-plan living/dining room with integrated kitchen appliances included with sale.
- Bright double bedrooms with fitted mirrored wardrobe. Master ensuite.
- Modern bathroom with shower-over-bath
- Balcony with outlook across landscaped garden grounds.

This property is ideal for professionals, investors, or anyone seeking a stylish city base in one of Edinburgh's most dynamic neighbourhoods.

EPC Band B

Council Tax Band D

Secure, underground parking available at £100 per month.

Factor fee, which included Building Insurance.

Places Gym offer special residents monthly rate.

Viewing available 7 days a week. Call Agent, Jacquie Sandison on 07884 247419.





Broughton

Located just over 2 miles from Waverley Station and the city centre, this property has excellent access to the city centre and it's amenities whether it's for work, rest or play. The area is well served by public transport and benefits from the tram service, providing a direct link to Edinburgh Airport.

Alternatively, you can head north for 1.5 miles and find yourself in the cosmopolitan area of The Shore with boutique bars and restaurants or at Ocean Terminal where you will find high street stores and restaurants. Leith Walk is a bustling area with a range of specialist stores, barbers, beauty parlours and convenience stores.

There is a Sainburys on Leith Walk and Tesco and Asda both located nearby. Pilrig Park, Leith Links and the Water of Leith Walkway all provide a quiet retreats.

Extras

All floor coverings, integrated kitchen appliances and washing machine/dryer in laundry cupboard are all included in sale.



Get in touch

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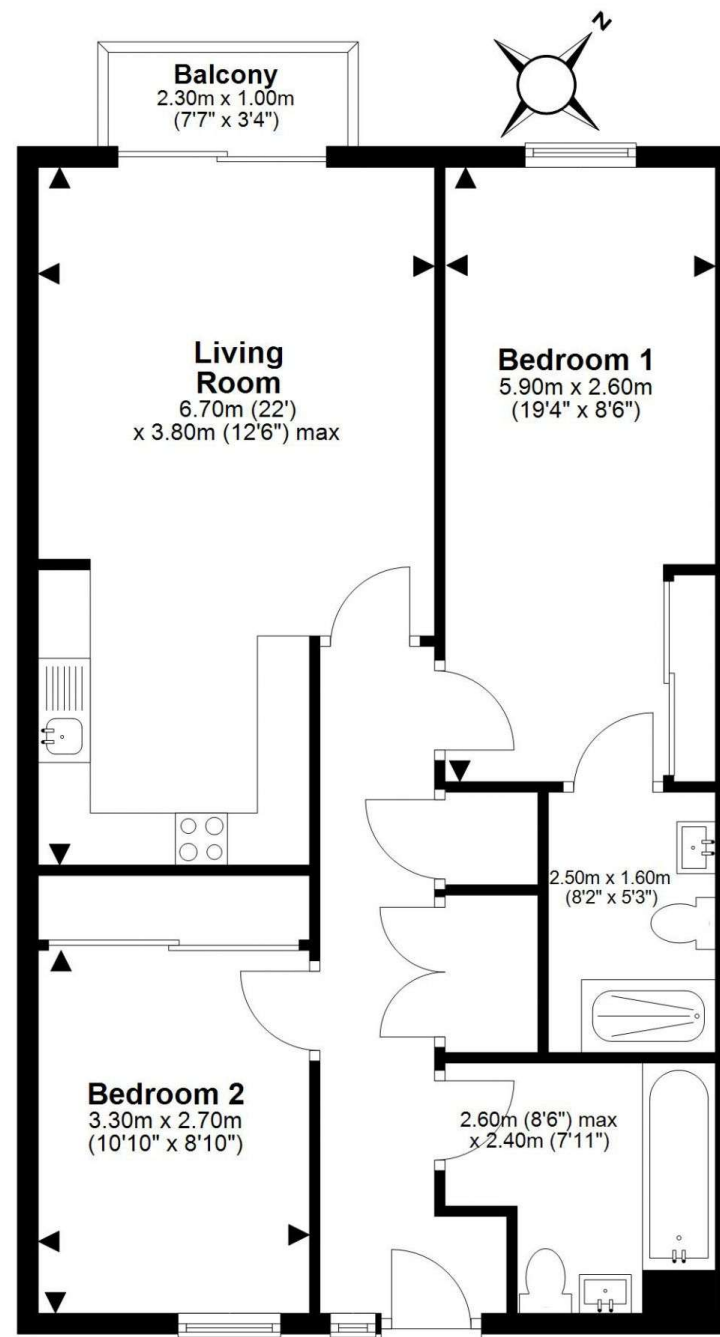
Bruntsfield Office:

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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.