

KILGOUR

PROPERTY



34/24 Shrubhill Walk, Edinburgh, EH7 4FS





- Living Room/Open Plan Kitchen Diner
- Balcony
- 2 Bedrooms (Master En Suite)
- Bathroom
- GCH
- D/G
- Allocated Underground Parking Space (optional £100pcm)
- Excellent Storage
- Secure Video Entry
- Lift
- Factor Fee – £100.00 pcm approx. at time of sale
- Open Views
- Council Tax – Band E
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

Description

A stunning 3rd floor apartment set within the a modern and sought after development just off Leith Walk. The property is in fantastic move in condition with stunning open views from the front and will appeal to a number of buyers.

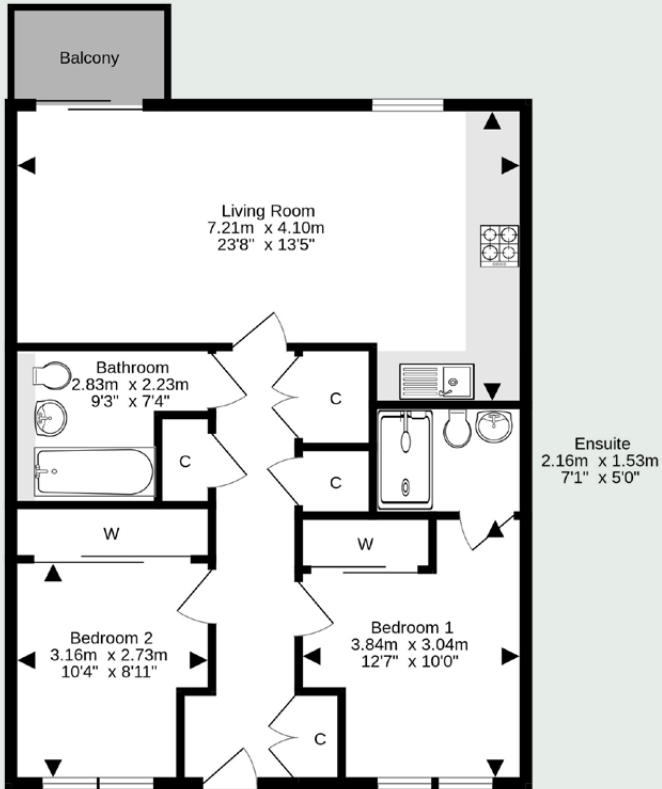
The property has countless amenities on the doorstep and for commuting the trams run right past the entrance to the development as well as Edinburgh award winning bus service.

The property benefits from gas central heating and is double glazed. Entrance into the communal building is gained via a video entry system and there is a lift.

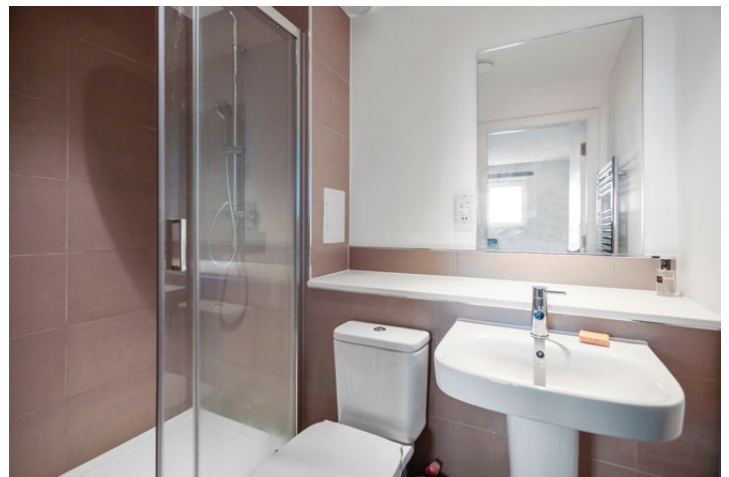
Location

Leith is a renowned and historic port area of Edinburgh, and is a vibrant city location with a wealth of boutique shops, cafes, bars, eateries, specialist shops, and supermarkets located throughout. The nearby Shore also features a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst Ocean Terminal, the Omni Centre, and the refurbished St James Quarter offer many high-street names, restaurants, gyms, and multiscreen cinemas. There are numerous public parks and squares to be found within close proximity, including the expansive Leith Links and The Water of Leith Walkway. The area is well-served by a number of primary schools, with secondary schooling at Leith Academy. With good road links including the A199 and A900, frequent bus services are available from Leith Walk as well as the new tram service with passes the front of the development.



1 2 2 B 
A D
B C
EPC BANDE 
COUNCIL TAX BAND

Living Room/Open Plan Kitchen Diner	23'8 x 13'5	7.21m x 4.10m
Bedroom 1	12'7 x 10'0	3.84m x 3.04m
En suite	7'1 x 5'0	2.16m x 1.53m
Bedroom 2	10'4 x 8'11	3.16m x 2.73m
Bathroom	9'3 x 7'4	2.83m x 2.23m







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[kilgourproperty.co.uk](https://www.kilgourproperty.co.uk)

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