



34/5 Shrubhill Walk, Leith Walk, Edinburgh, EH7 4FS

*Attractive two-bedroom first floor flat with lift and parking close to excellent local amenities*

URQUHARTS  
EDINBURGH



## DESCRIPTION

34/5 Shrubhill Walk is an attractive and spacious two-bedroom first floor flat, forming part of a modern development with lift to all floors and private residents parking. The property is superbly situated in the popular Leith Walk area within walking distance to the city centre, excellent schools, amenities and public transport links.

Entrance hall with two storage cupboards; bright open plan living room / dining room / kitchen with Juliette balcony overlooking the front; modern fitted kitchen with wall & base units and integrated appliances; two good-sized double bedrooms, one with en-suite shower room; and a bathroom with three-piece suite.

## ACCOMMODATION

Entrance hall. Living room / dining room / kitchen. Two double bedrooms (one with en-suite shower room). Bathroom.

Community heating system maintained by the Factors. Double glazing. Well-maintained landscaped communal grounds. Private residents parking. Lift to all floors. Bin and bike store. The development is factored by Residential Management Group Scotland (RMG) and there is an approx. monthly fee of £100 (including common buildings insurance).

## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.  
 3. All measurements are approximate and any plans are for guidance only and are not guaranteed.  
 4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.  
 6. These particulars are not intended to nor will they form part of any contract.  
 7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).

## LOCATION

Shrubhill Walk lies just off Leith Walk, within the popular Leith district on the northeast side of the city, just over 1 mile from the Princes Street. Local shops cater for everyday needs including a Tesco Express and Sainsburys on Leith Walk, with more extensive shopping at St James Quarter with its selection of high street stores, cinema, bars, and restaurants. Leith Walk and the cosmopolitan Shore area of the city, also only a short distance away, can now be accessed by the new trams system down to Newhaven. Leisure and recreational facilities include the Omni Centre, Edinburgh Playhouse Theatre, Places Gym, Tribe Cycle and the Leith Victoria swim centre, with Pilrig Park, Leith Links, Carlton Hill, and Water of Leith Walk & Cycle Pathway ideal for pleasant walks. Regular buses and trams operate to and from the city centre and surrounding areas, with Waverley Train Station and St Andrew's Bus Station within proximity. The City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

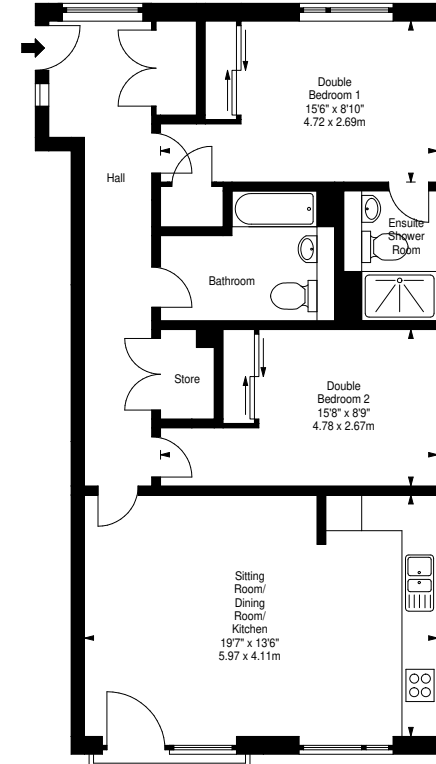
The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E  
 The property has an Energy Rating Category C  
 Tenure Freehold

Flat 5,  
 34 Shrubhill Walk,  
 Edinburgh,  
 Midlothian, EH7 4FS



Approx. Gross Internal Area  
 809 Sq Ft - 75.16 Sq M  
 For identification only. Not to scale.  
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First Floor