



Solicitors & Estate Agents










Offers Over
£345,000

53/12 Shrubhill Walk

Leith Walk | Edinburgh | EH7 4FP

A fantastic opportunity has arisen to acquire this impressive and truly stunning fourth-floor apartment, forming part of a modern development tucked away off Leith Walk. Boasting beautiful open views towards the East Lothian hills and Calton Hill, the property is ideally positioned close to excellent amenities and transport links. It will undoubtedly appeal to professionals, young families, or those looking to downsize.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift/Stair Access
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

Internally, the property is presented in a superb condition and in brief comprises; secure entry system, lift and stair access to all floors, welcoming entrance hallway with useful storage and utility cupboard, light and airy dual reception/ dining room with Juliet balcony, open plan stylish fitted kitchen with integrated appliances, spacious principal bedroom with mirrored fitted wardrobes and modern en-suite shower room, good sized second double bedroom and contemporary bathroom with three-piece suite. Further benefits include district gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen and the washer/dryer.

Gardens, Parking & Factor

The property is situated within well maintained communal grounds. There is an optional underground private parking space for the buyer which is available for £100 per month. The property is factored by RMG factors which is approximately £100 per month and includes the upkeep of the communal areas and communal buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





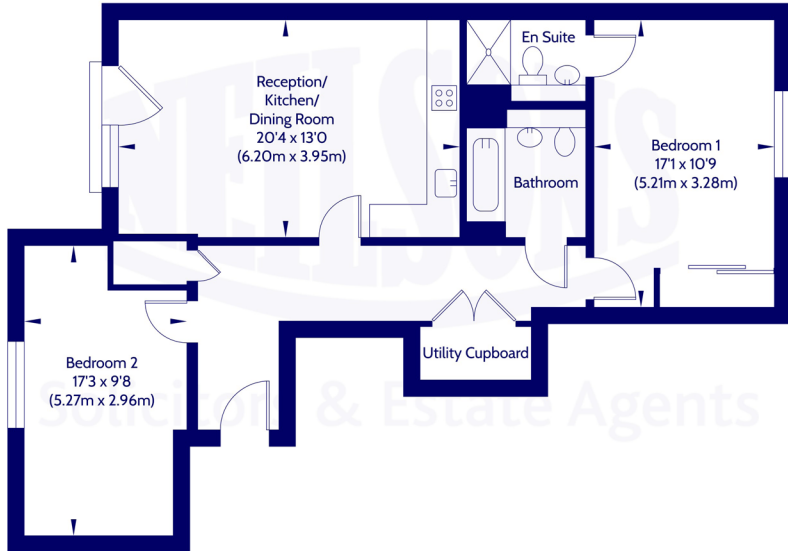
Location

The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within close proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There are regular bus and tram services situated virtually on the doorstep, providing quick and easy access to the City Centre and surrounding areas. The City Bypass is also readily accessible, offering excellent links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 83 Sq M / 892 Sq Ft.
4th Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

