



32 Shrubhill Walk, Edinburgh, EH7 4RB

This modern two-bedroom ground floor flat, featuring a private entrance, forms part of an exclusive contemporary development in the highly sought-after Leith area. Ideally positioned for convenient access to Edinburgh City Centre, the property was completed in 2022 and remains within the NHBC warranty period. Presented in true move-in condition, it would also make an excellent holiday let investment, subject to the necessary consents.

The accommodation comprises:

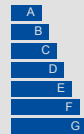
- Welcoming entrance hall with a storage cupboard housing the electrical consumer unit, along with a separate utility cupboard accommodating the washing machine
- Front-facing double bedroom with built-in mirrored wardrobes and fitted carpet
- Spacious principal bedroom with side-facing window, built-in mirrored wardrobes, and a stylish en-suite shower room featuring partial tiling, a wall-hung wash hand basin, WC, heated towel rail, and a large shower enclosure with rainfall showerhead and separate handset
- Contemporary bathroom fitted with a wall-hung wash hand basin, WC, heated towel rail, and bath with shower attachment
- Exceptionally generous open-plan living, dining, and kitchen area, finished with oak-style LVT flooring. The kitchen is equipped with a range of wall and base units, integrated appliances including an electric ceramic hob with extractor hood, electric fan oven, fridge freezer, and laminate worktops with inset stainless steel sink. Large front-facing window offering pleasant views over the landscaped gardens



VIEWING DETAILS

Please call DMD Law [0131 316 4666](tel:01313164666) or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Location

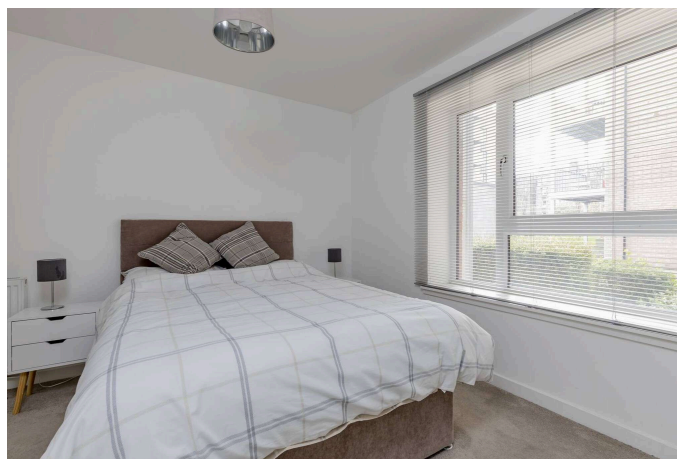
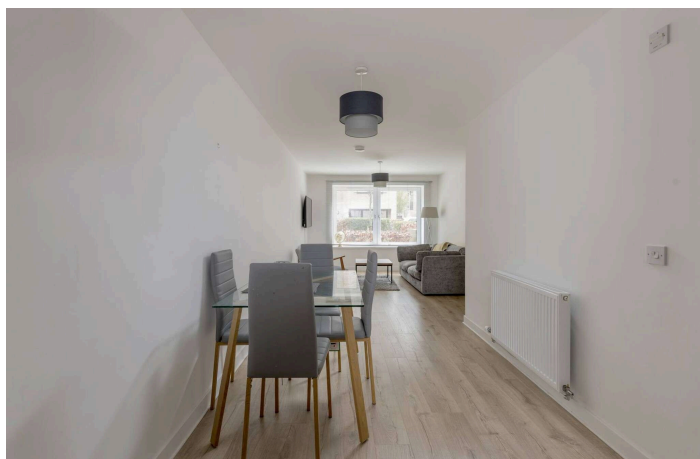
The property is situated in the popular district of Leith, to the north-east of Edinburgh City Centre. This historic area has undergone significant regeneration in recent years, particularly around Leith Docks, resulting in a vibrant neighbourhood known for its trendy and award-winning restaurants and bars. Nearby Leith Walk offers an excellent selection of local amenities including speciality shops, cafés, restaurants, bars, and banking facilities. Further retail options can be found at Ocean Terminal and Meadowbank Retail Park. Supermarkets in the vicinity include Scotmid, Lidl on Easter Road, Tesco at the Foot of Leith Walk, Asda at Newhaven, and Sainsbury's at Meadowbank. The area benefits from frequent public transport links to the City Centre and beyond. For outdoor leisure, Leith Links provides an attractive green space, while Holyrood Park and Arthur's Seat are also within easy reach.

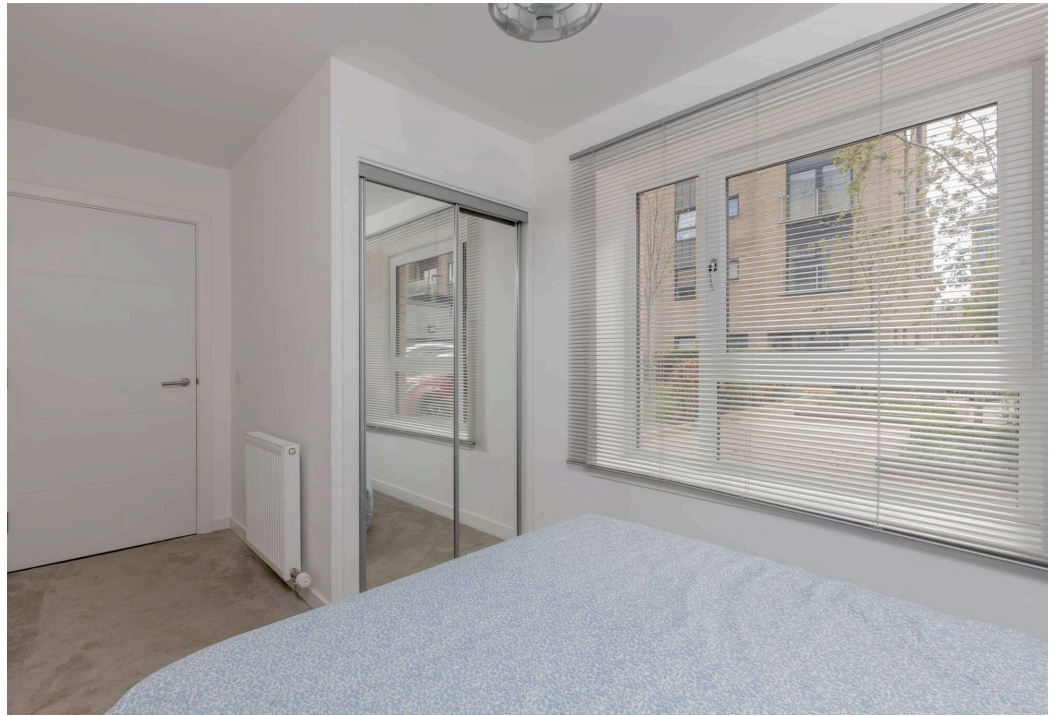
Exterior

The development features well-maintained, landscaped communal gardens. Residents' parking is available within the development.

The property is managed by RGM management at an approximate cost of £800 per annum.

Council Tax - Band E



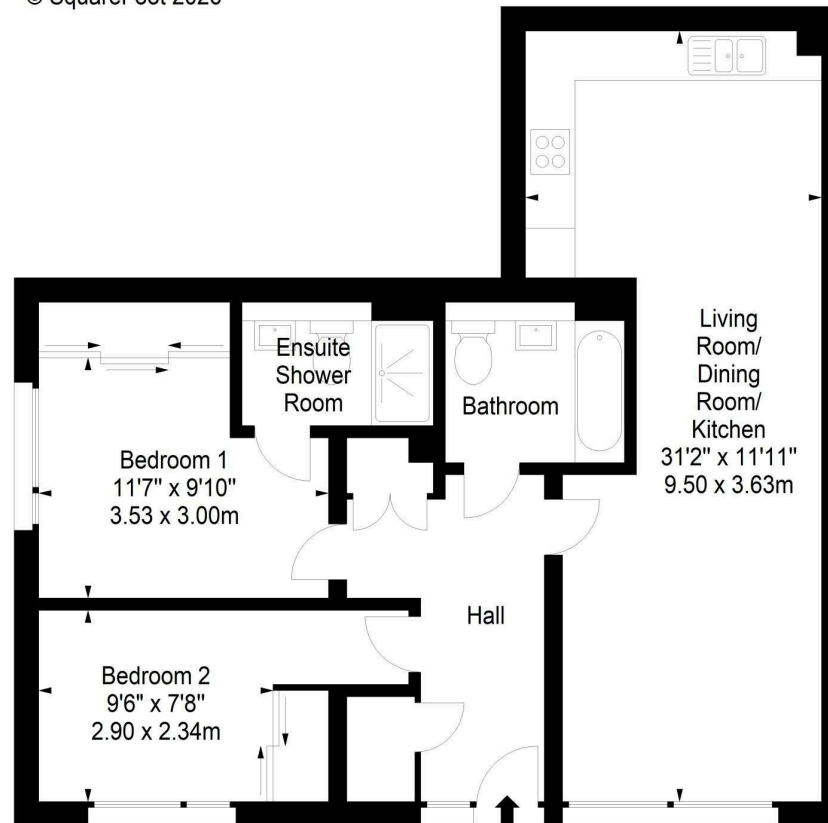




Shrubhill Walk,
Edinburgh,
Midlothian, EH7 4RB



Approx. Gross Internal Area
775 Sq Ft - 72.00 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

DMD SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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