

52 (flat 18) Shrubhill Walk, Leith, Edinburgh, EH7 4FT



### Description

Impressive second floor apartment forming part of a striking contemporary development commanding an excellent prime setting boasting an eclectic array of independent shops, pubs, cafes, and eateries as well fantastic transport links in and around the city and directly to Edinburgh Airport. The property has been finished off to a high specification throughout, and offers stylish contemporary interior in genuine walk-in condition which would make an ideal home for an individual or couple.

### Features

- Excellent 1 bed second floor flat in landscape development
- Open plan living/dining/kitchen offering a very sociable space featuring a Juliette balcony
- Double bedroom with fitted wardrobe
- Contemporary bathroom with three piece suite and shower
- Utility cupboard
- Communal heating system and double glazing
- Entry system and lift
- Secure, underground parking available at £100 per month.
- Locked bike store on ground floor located near the post-boxes

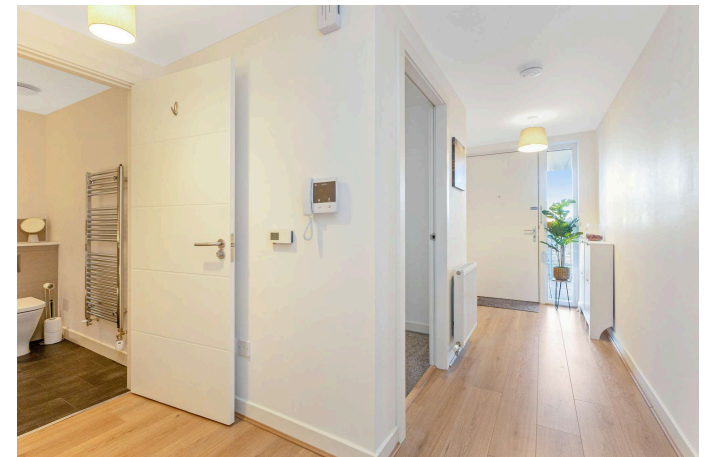
### Extras

All fitted blinds, light shades, bedside lights, mirror in bedroom, oven, hob, all items of crockery, microwave, washing machine, dishwasher and fridge freezer are included. The furniture and TV are available by separate negotiation.

### Factor

The development is factored by Residential Management Group Scotland Limited for approx. £275 per quarter according to the vendor. This includes maintenance of communal areas and buildings insurance.

**EPC Rating: B**

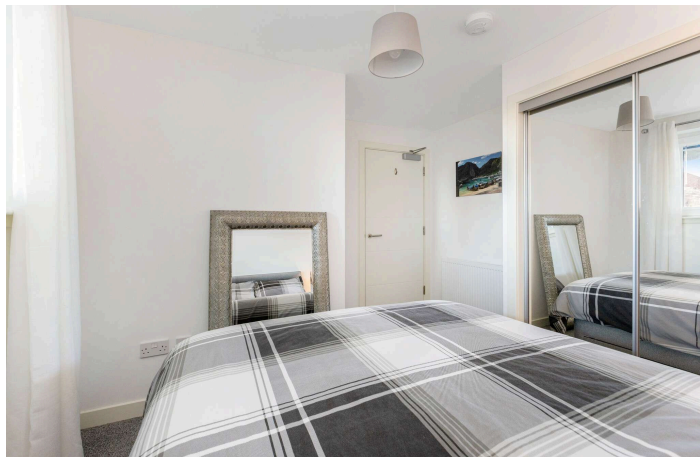


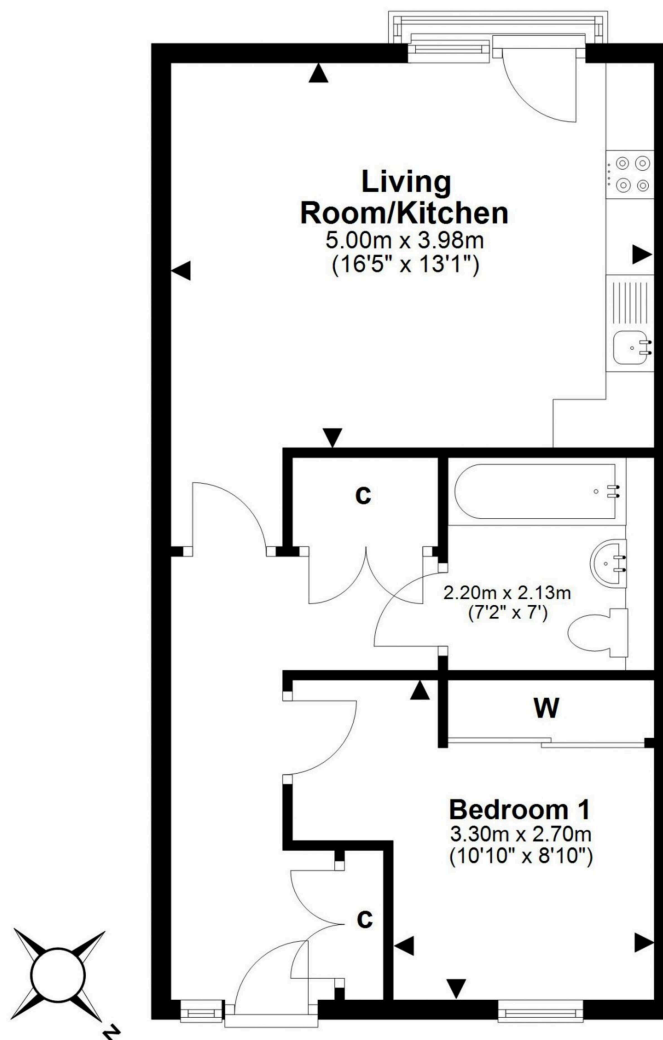
### Location

The vibrant and cosmopolitan area of Leith, named by Timeout as the coolest neighbourhood in the UK in recent years, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. It benefits from an excellent public transport system with 24-hour buses and a tram stop adjacent which connects Leith to the city and to Edinburgh.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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