NEILSONS

Solicitors & Estate Agents



Fixed Price

£330,000

34/20 Shrubhill Walk

Leith | Edinburgh | EH7 4FS

This beautifully presented and spacious third floor flat with private balcony, forms part of a modern development, situated within the sought after area of Leith, close to a host of fantastic local amenities and transport links including the tram link only a short walk away. Offering true move-in condition, the property would ideally suit the young professionals, and internal viewing is highly recommended.

- 2 Bedrooms
- 1 Public Room
- 2 Bathrooms
- Communal grounds
- EPC Rating – B
- Council Tax Band - D



Description

In brief the accommodation comprises; lift/stair access to all floors, welcoming entrance hallway with built-in storage, generously proportioned and bright lounge/dining open plan to contemporary fitted kitchen with appliances and access to balcony which pleasantly overlooks the communal garden grounds, light and airy principal bedroom with fitted wardrobes and en-suite shower room, second well proportioned double bedroom with fitted wardrobes and modern bathroom with white three-piece suite.





Extras

All fitted floor coverings and blinds will be included in the sale together with the hob, oven, integrated fridge/freezer, integrated dishwasher and integrated washing machine.

Gardens & Parking

The property is situated within well maintained communal grounds. There is an optional underground parking space for the buyer which is available for £100 per month.

The property is factored by RMG factors which is approximately £120 - £125 per month and includes the upkeep of the communal areas.

Viewing

Please contact Neilsons on 0131 625 2222.



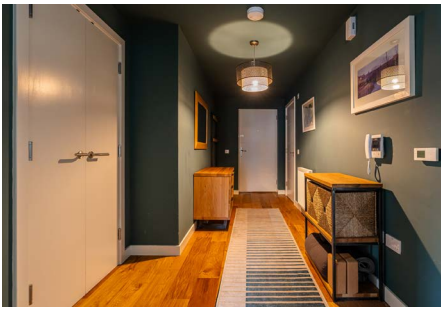






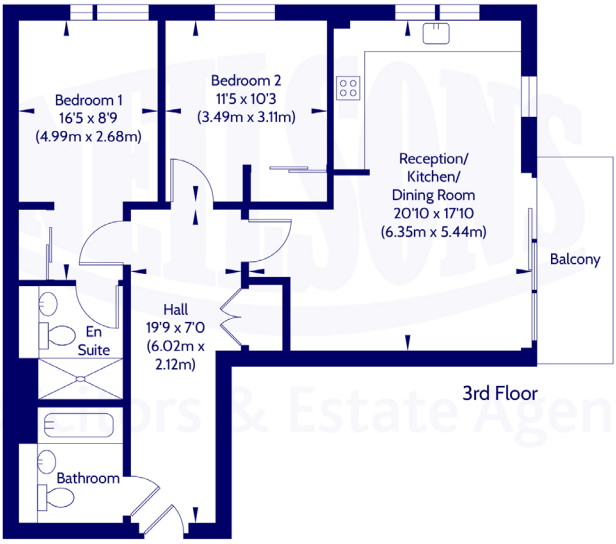
Location

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 is a regular bus and tram service to the City Centre and surrounding areas and the City-Bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 75 Sq M / 805 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.

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