



SHRUBHILL WALK

Edinburgh, EH7

A FANTASTIC HIGH-SPECIFICATION, TWO-BEDROOM FLAT

With lift access and far reaching views.

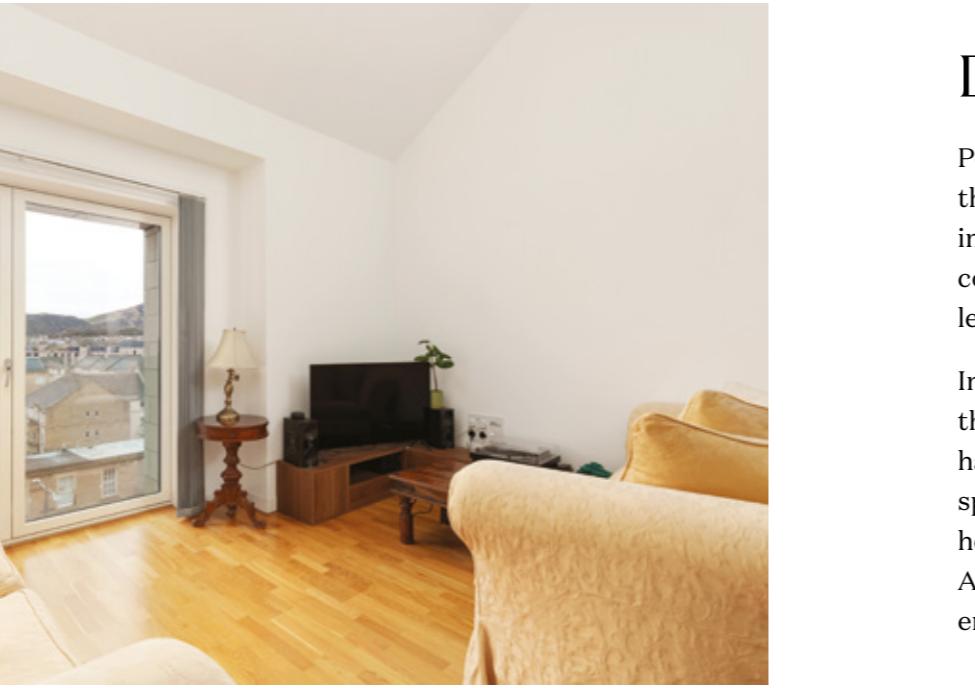


Local Authority: The City of Edinburgh Council

Council Tax band: D

Tenure: Freehold

Offers Over: £325,000



DESCRIPTION

Positioned on the fifth floor of a modern and well-maintained development, this immaculately presented flat offers contemporary urban living with impressive outlooks across the city. The property is accessed via a stylish communal entrance with secure entry-phone system and lift access, leading to a covered veranda and the flat's main front door.

Internally, the accommodation has been finished to a high standard throughout and is presented in true walk-in condition. A welcoming hallway provides excellent storage and access to all rooms. The bright and spacious open-plan kitchen, living and dining area forms the heart of the home, flooded with natural light and enjoying far-reaching views towards Arthur's Seat, creating an enviable backdrop for both everyday living and entertaining.





The kitchen is sleek and modern with integrated appliances and ample cabinetry, flowing into the living space. There are two well-proportioned double bedrooms, both tastefully decorated. The principal bedroom benefits from a contemporary en suite shower room, complete with a stylish non-mist LED illuminated mirror and walk in shower.

A further modern bathroom serves the second bedroom and guests, finished with quality fittings and neutral tiling.

The property forms part of a professionally factored building and benefits from excellent shared amenities including lift access and a communal bike store. Parking is available to rent within the development's secure underground car park, while additional on-street parking can be found directly opposite on Albert Street.

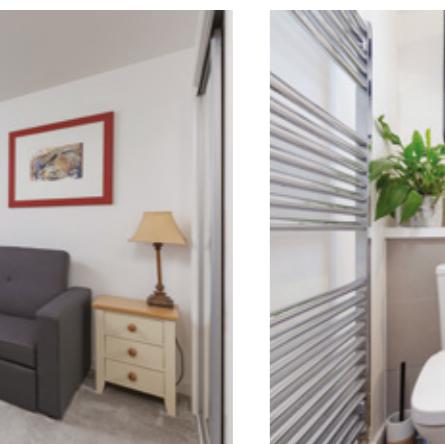
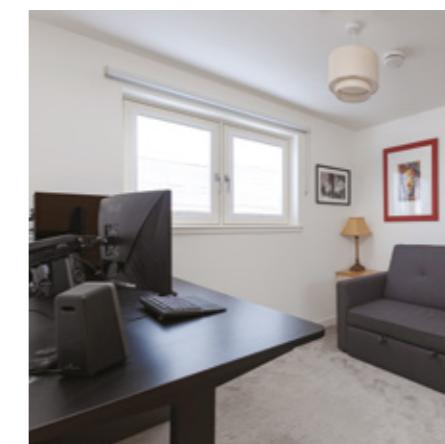
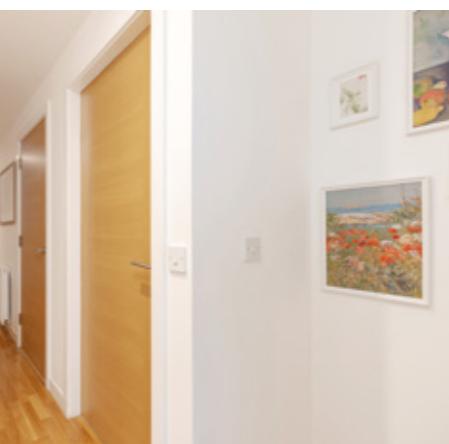
An EWS1 form is available, providing reassurance for purchasers. With its elevated position, immaculate condition and convenient location close to the city centre and excellent transport links, this outstanding flat will appeal to a wide range of buyers including professionals and investors alike.



LOCATION

Shrubhill Walk offers a highly convenient setting just east of Edinburgh's city centre, ideally placed for access to both central amenities and the vibrant districts of Leith and Canonmills. A wide range of shops, cafés and restaurants are available nearby, with the St James Quarter and Multrees Walk within easy reach.

Excellent public transport links, including regular bus and tram services, provide swift connections across the city and to Edinburgh Airport, while Waverley Station is also readily accessible. Holyrood Park and Arthur's Seat are close by, offering superb green space and outdoor recreation, making this a well-connected and desirable location.



Rosi Dow

0131 222 9600

rosi.dow@knightfrank.com

Knight Frank Edinburgh

80 Queen Street, Edinburgh

EH2 4NF

knightfrank.co.uk

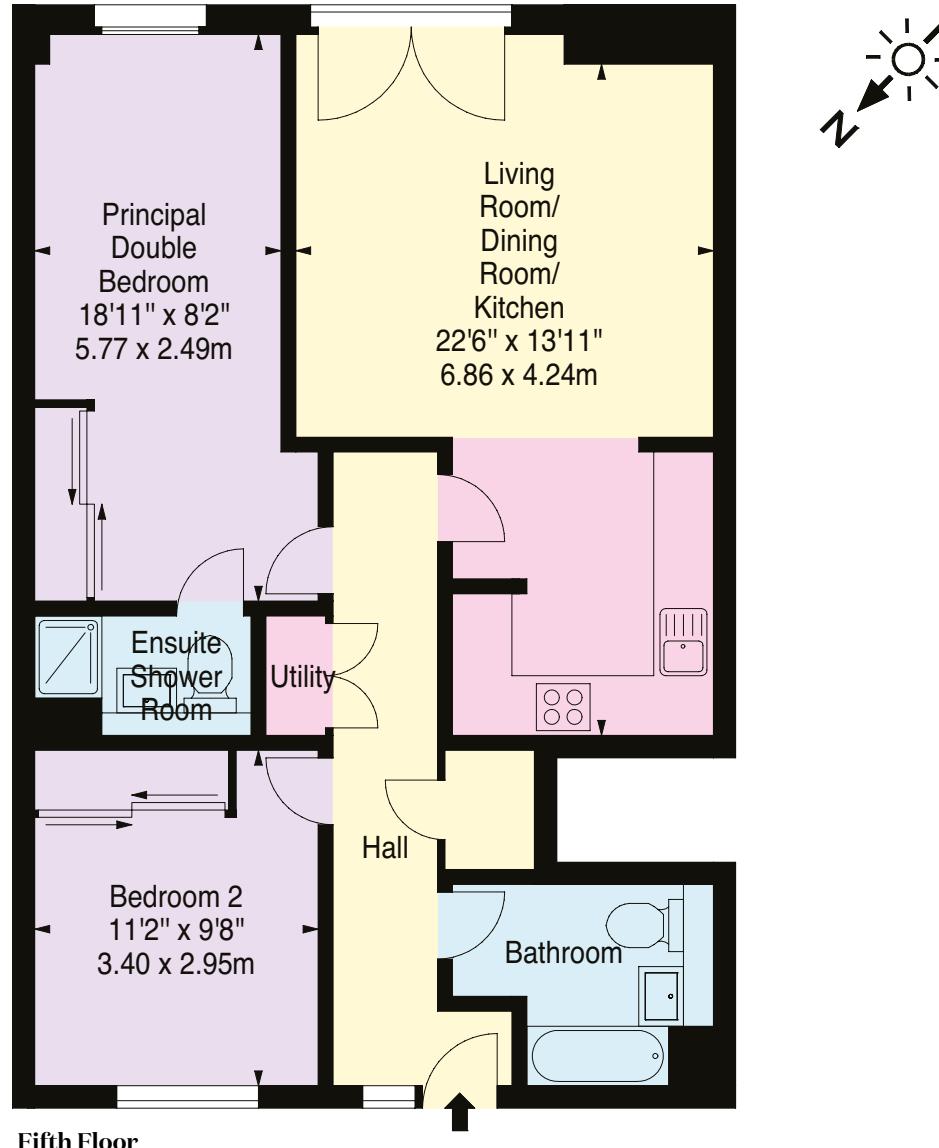
**Knight
Frank**

Your partners in property

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd, in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd by the joint agent and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: Any reference to fixtures, fittings, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. Find out how we process Personal Data: please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2026. Photographs and videos dated January 2026. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 1207800. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
772 Sq Ft - 71.72 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

