

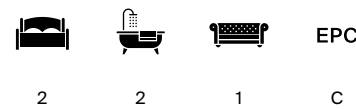


SHRUBHILL WALK

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 Maltrees 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.



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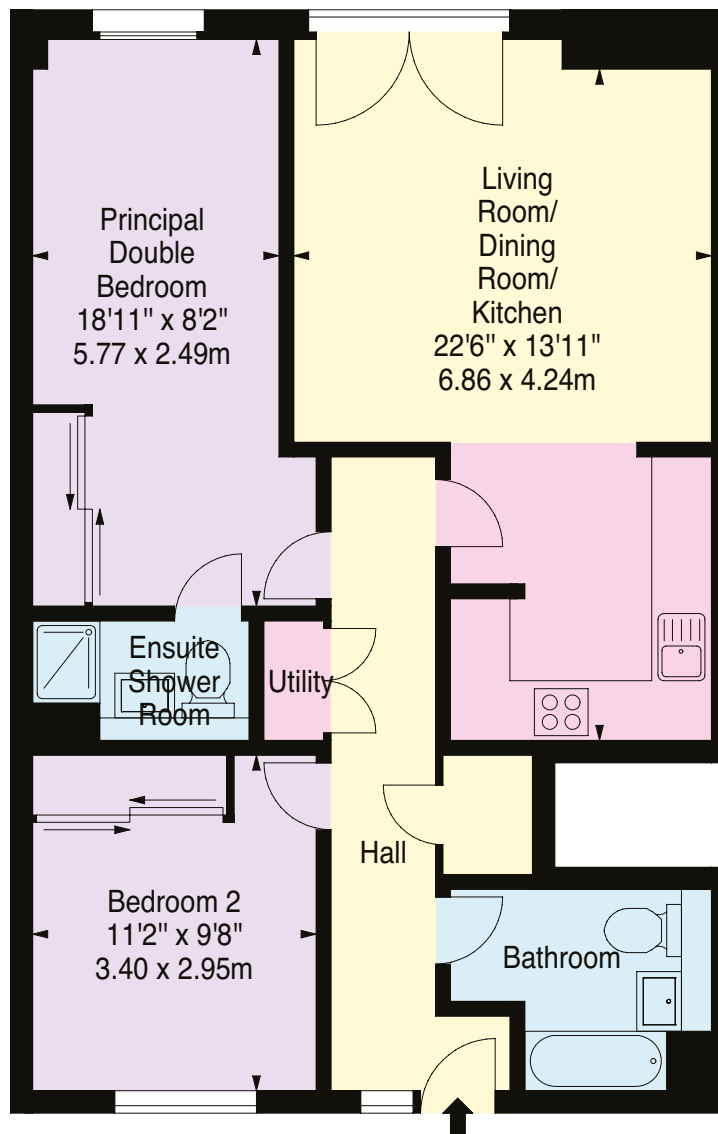


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- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fifth Floor

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.

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