

Flat 18,19 Shrubhill Walk

EDINBURGH, EH7 4FH



A sleek two-bedroom apartment with a balcony in a prime Leith Walk location



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This stylish two-bedroom flat forms part of a modern residential development in the heart of vibrant Leith Walk.

THE LIVING ROOM



The property offers well-proportioned accommodation throughout. The open-plan living, dining, and kitchen area creates a bright and sociable space, ideal for both everyday living and entertaining. The modern fitted kitchen is well-equipped and seamlessly integrated into the living area, while doors open onto a private balcony, the perfect spot to enjoy a morning coffee or unwind at the end of the day.





There are two generous double bedrooms, with the principal bedroom benefiting from a contemporary en-suite shower room. A modern main bathroom completes the sleeping accommodation.

THE BATHROOM



BEDROOM 1



the principal bedroom benefiting from
a contemporary en-suite shower room

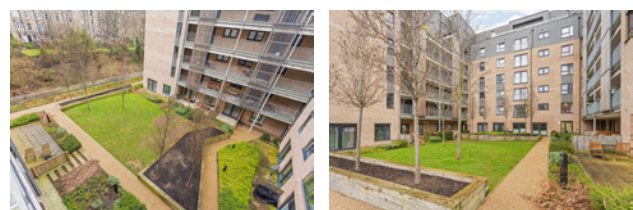


BEDROOM 2

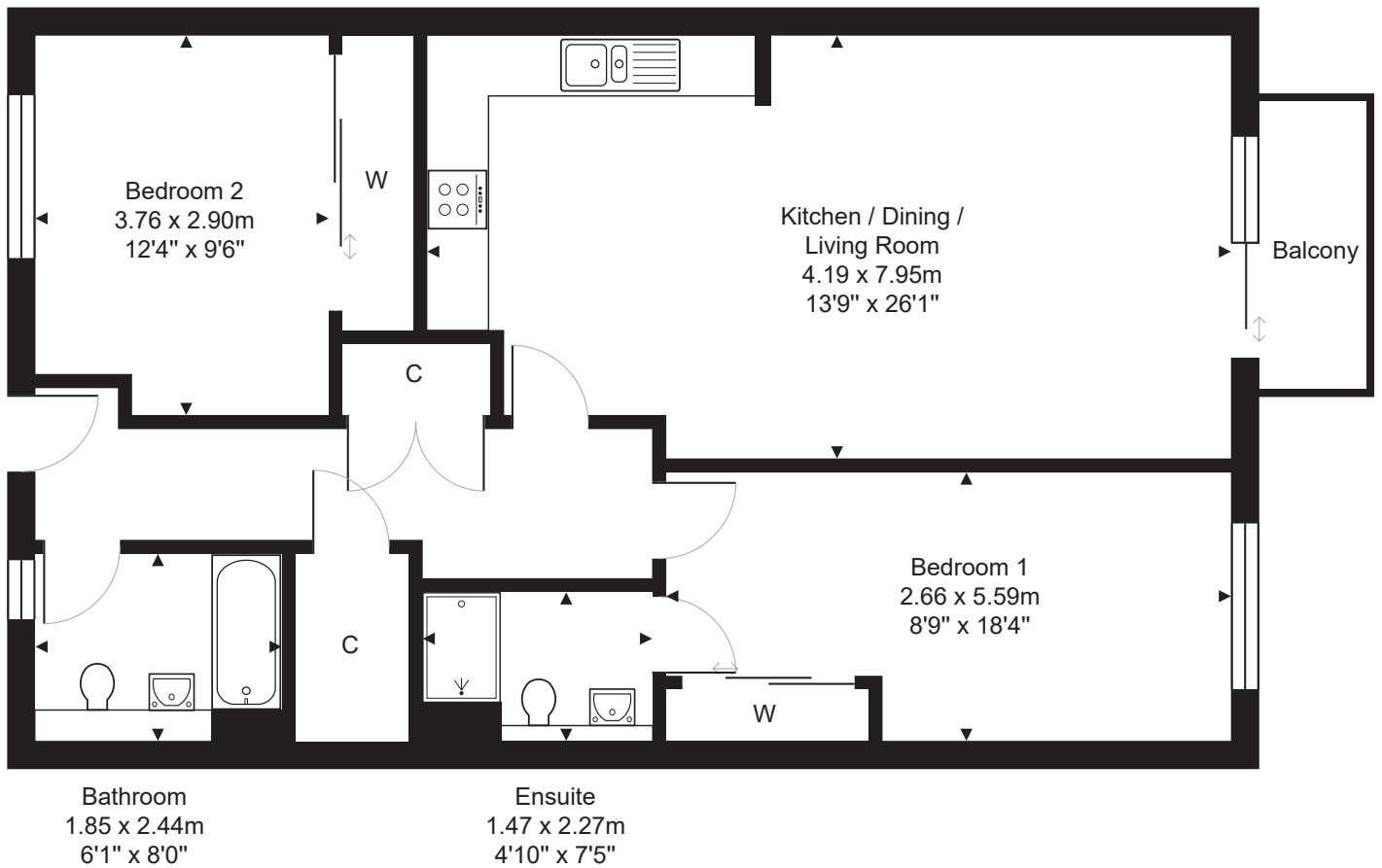


The development is well maintained, with a tidy communal stair and landscaped grounds, enhancing the overall sense of quality and care. Ideally located in sought-after Leith Walk, the property is surrounded by an eclectic mix of independent coffee shops, cafés, bars, and renowned restaurants, with excellent transport links providing easy access to the city centre and beyond.

EXTERNALS & VIEWS

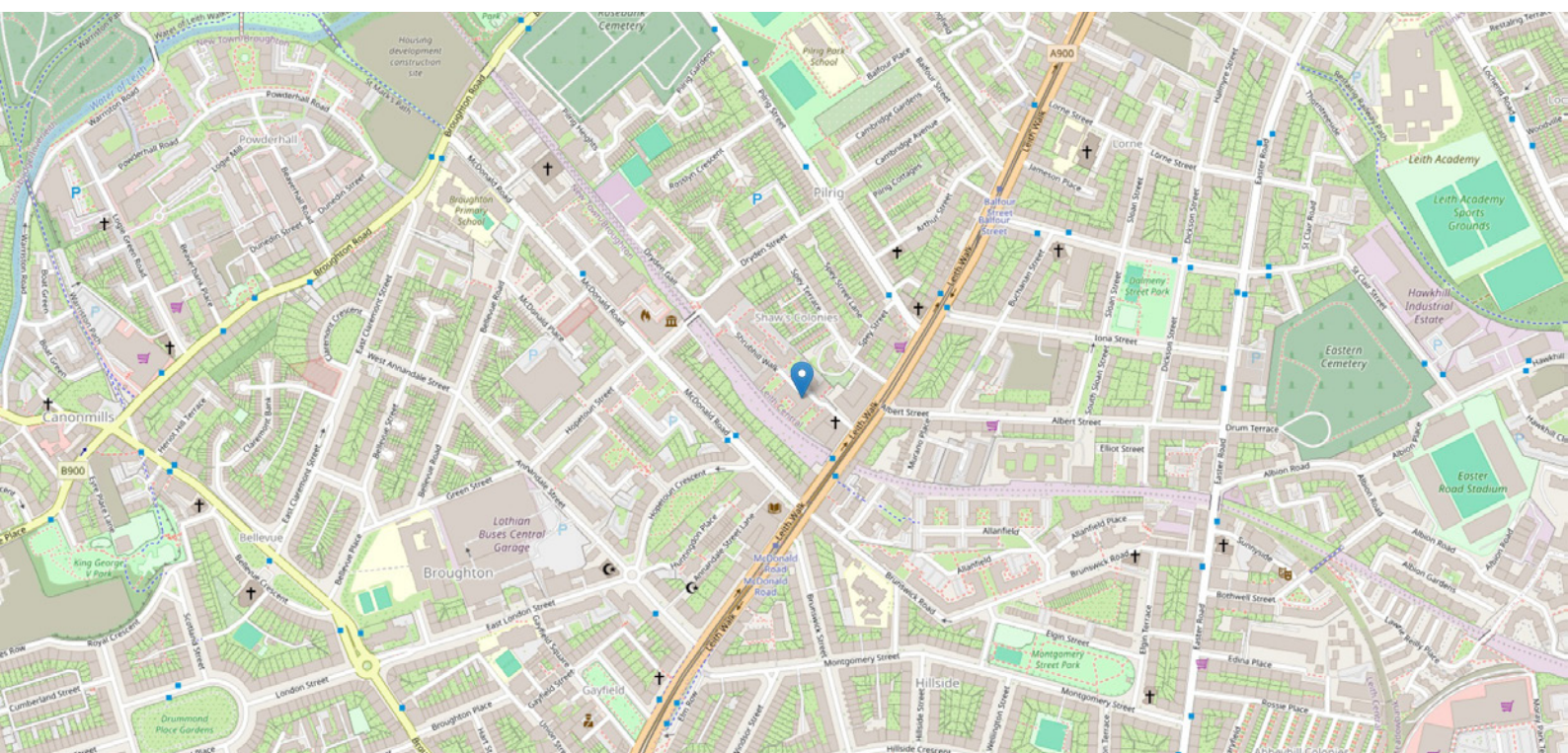


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 85m² | EPC Rating: B



THE LOCATION

Leith Walk is one of Edinburgh's most vibrant and well-connected areas, offering a lively mix of independent shops, cafés, and restaurants. Families benefit from strong local schooling, with Broughton Primary and Drummond Community High School both close by. The neighbourhood sits within easy reach of major destinations, including St James Quarter, the Omni Centre (with cinema), and popular eateries such as Vittoria's, Eleanore, and Valvona & Crolla.





Within easy walking distance of Edinburgh's city centre, residents can enjoy the best of both worlds, a lively urban setting surrounded by green spaces. Calton Hill, with its panoramic city views, is just minutes away, while Holyrood Park and Arthur's Seat provide miles of scenic walking and running routes. The peaceful Water of Leith and Pilrig Park also offer inviting spots for outdoor relaxation or exercise.

It is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route, or the nearby McDonald Road tram stop. Waverley Station is around a 20-minute walk, making the area ideal for commuters and city explorers alike. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the city bypass.



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