

# 19/19 Shrubhill Walk

LEITH, EDINBURGH, EH7 4FH



*CENTRAL MODERN 2 BED FLAT WITH  
BALCONY AND SCENIC VIEWS*



0131 524 9797

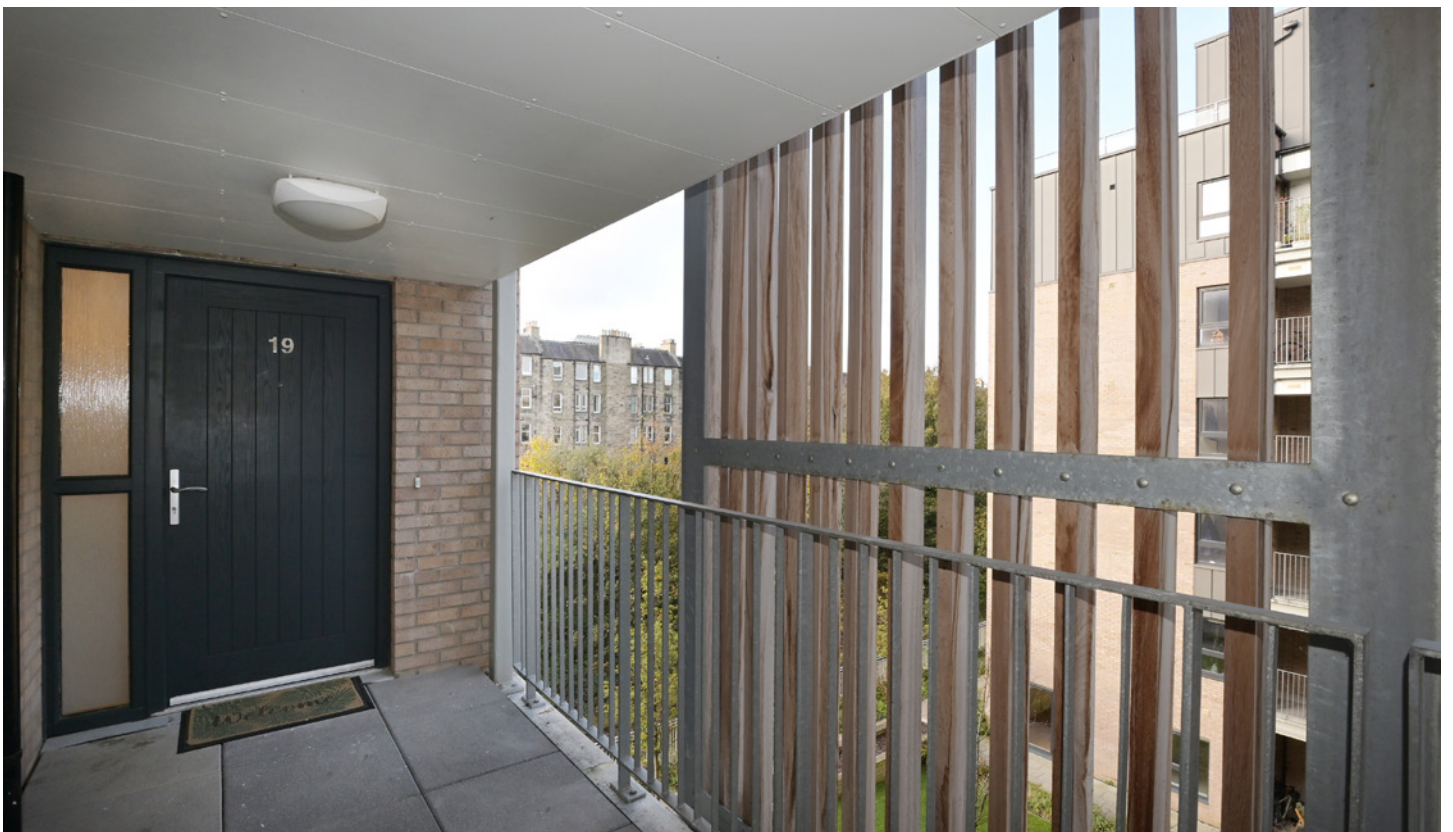


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McEwan Fraser Legal is delighted to present this two-bedroom flat in the heart of Leith. The property is neutrally decorated and in walk-in condition. This south-facing and sunny flat showcases excellent views over the wildlife corridor of the former railway, and Arthur's Seat in the distance. The flat is within walking distance of the city centre, with two tram stops nearby and numerous bus services available.

Inside, the property comprises of fully equipped modern kitchen including appliances, within a spacious open-plan living/dining area. Floor-to-ceiling windows, flood the room with natural light, giving the room a bright and airy feel. The balcony provides a private outdoor space, with fantastic views! Two generously sized double bedrooms with built-in storage. Bedroom 1 benefits from an en-suite, complete with a spacious shower. The main bathroom comes complete with a three-piece suite, modern décor and high-quality finishing.

In addition to this, the property includes communal grounds, private parking by arrangement, and shared bike storage. This is a rare opportunity to acquire a modern flat in a fantastic location.

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**Bedroom 1**







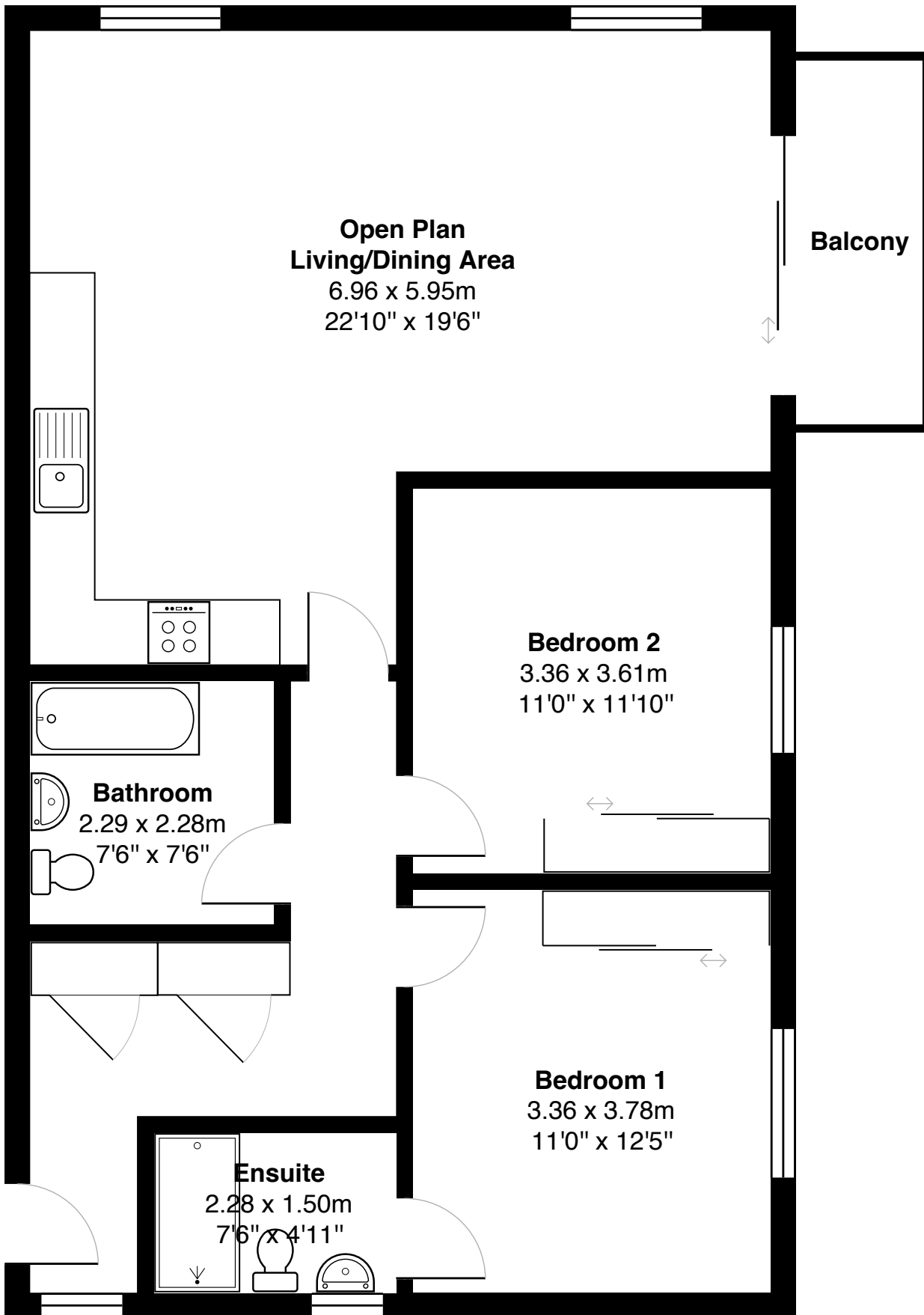


**Bedroom 2**









Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup>

EPC Rating: B



**The Balcony**







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Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

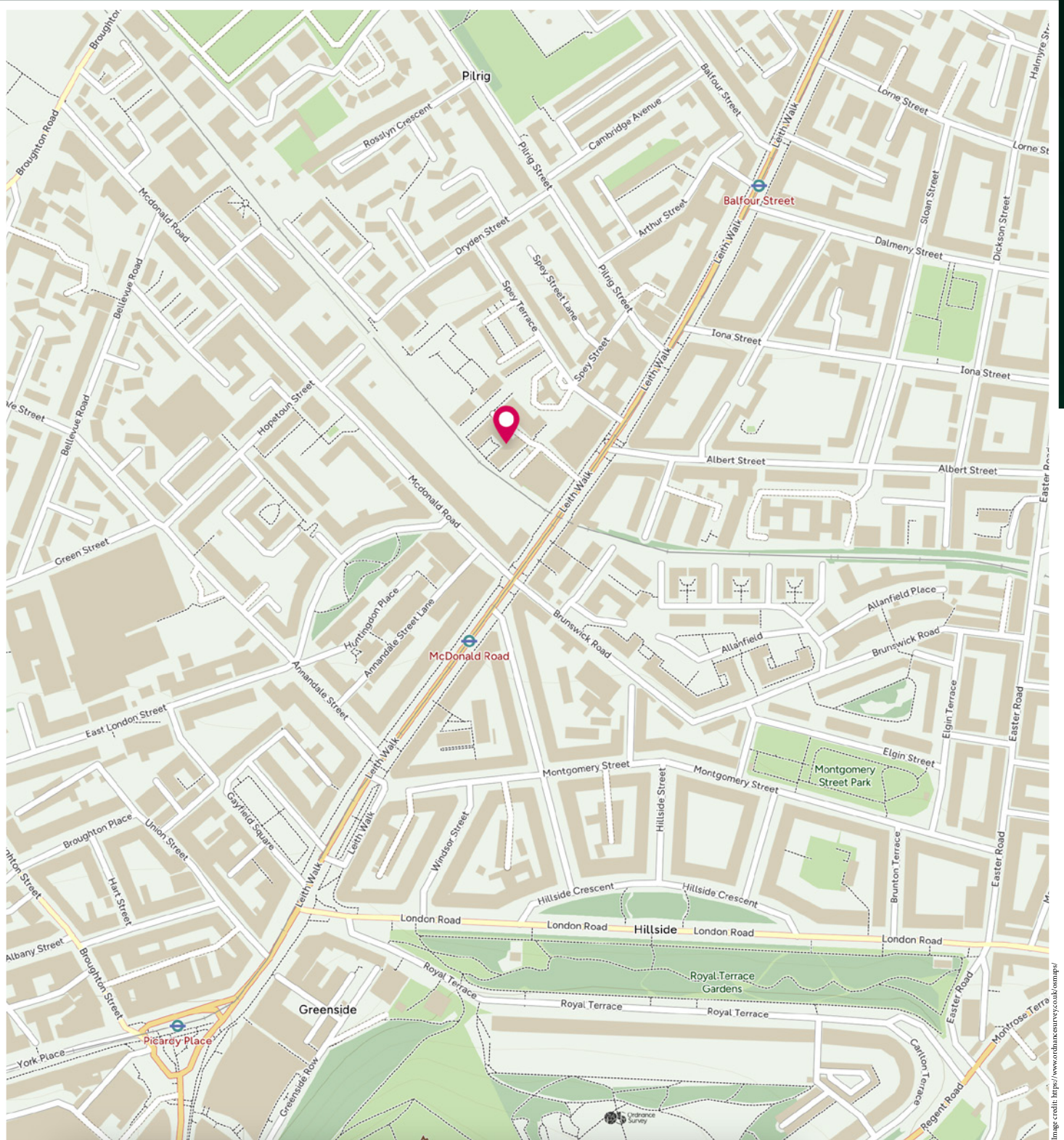
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## The Location









# McEwan Fraser Legal

Solicitors & Estate Agents

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