

15 Shrubhill Walk

EDINBURGH, EH7 4RB



*Beautifully Presented One Bedroom Maindoor Flat In
Leith's Desirable Engine Yard Development*



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McEwan Fraser Legal is delighted to present this one-bedroom main door flat in Leith. The property built in 2019 is in excellent condition having been well decorated and looked after by the present owner.

THE LOUNGE/KITCHEN



Internally, the property comprises of:

- A spacious living area situated in the open plan kitchen/diner benefiting from being flooded with light by the windows at the front.
- Fully equipped modern kitchen in excellent condition with integrated white goods, fan oven and induction hob



THE BEDROOM



- The property has one large double bedroom with built-in wardrobes making for more floor space in the bedroom.
- The modern bathroom is accessed via a small hallway off the lounge and is well equipped with a three-piece suite, partially tiled and a shower over the bath.
- In addition to the exceptional living spaces within this property, there is more than ample storage space as well as a private front garden area.

THE BATHROOM

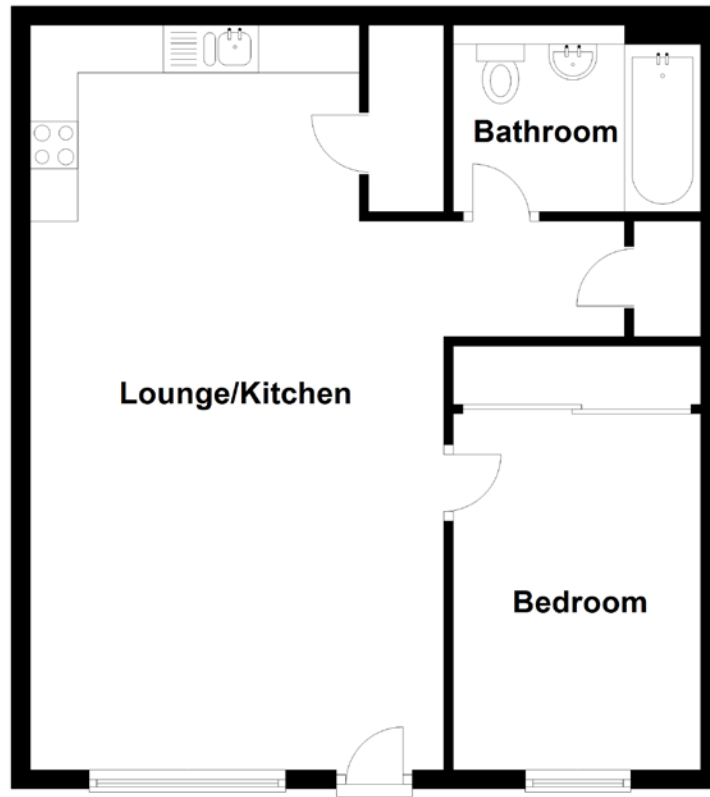


The property is expected to be in high demand, as such early bird viewing is recommended, to avoid disappointment.

THE EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

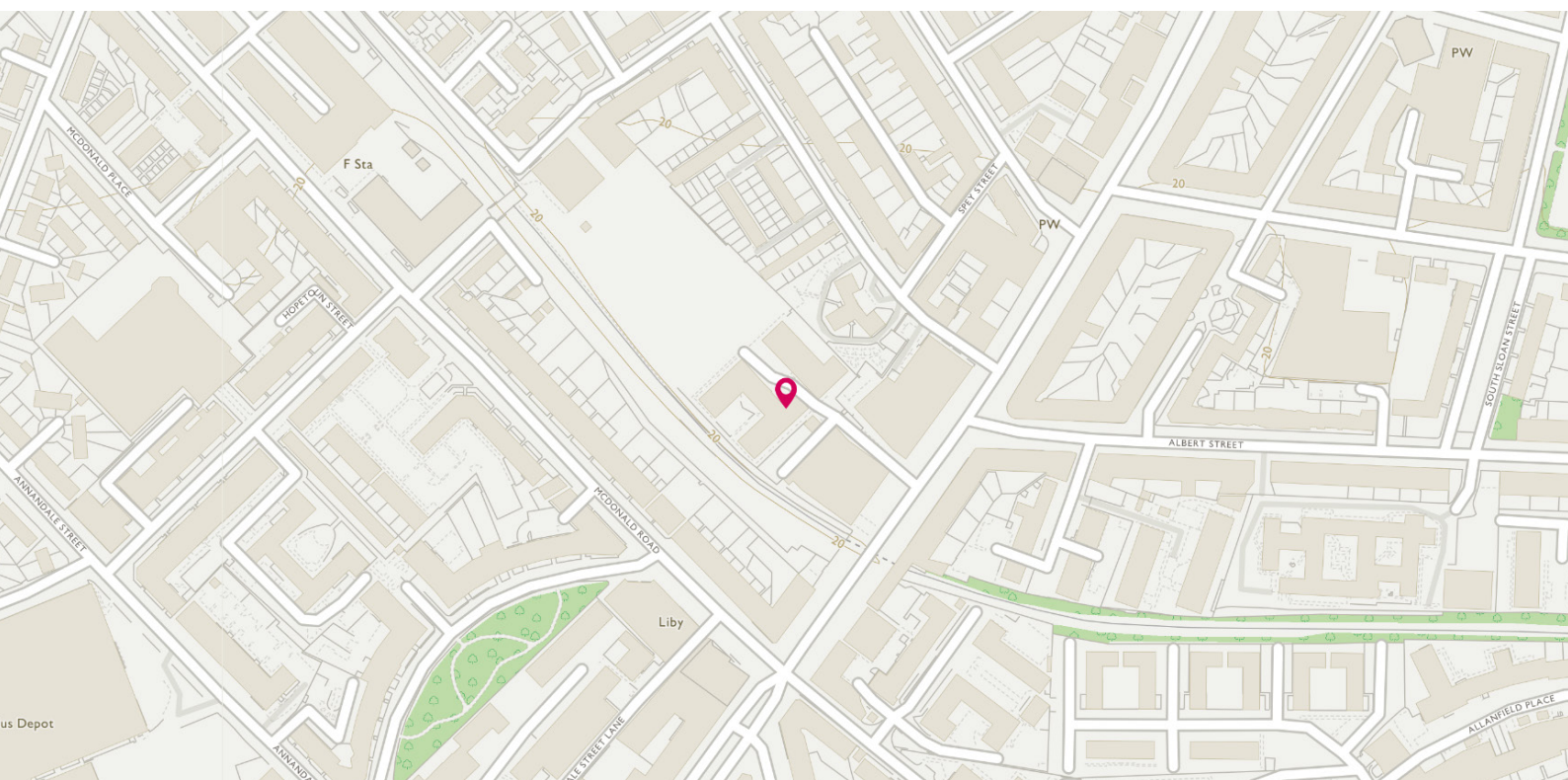
Lounge/Kitchen 7.83m (25'8") x 6.25m (20'6")

Bedroom 3.74m (12'3") x 2.60m (8'6")

Bathroom 2.59m (8'6") x 1.96m (6'5")

Gross internal floor area (m²): 55m²

EPC Rating: B



THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies, and Post Office. A 10-15 minute walk will take you to Ocean Terminal where further shops, restaurants, and cinema can be found with a 10 minute walk to Edinburgh's new St James Centre and the city centre.





Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

It is worth noting that in the near future the Edinburgh Tram will pass by this development which will connect the property with the city and further afield to Edinburgh's busy Airport. Leith is also perfectly located for ease of travel to many parts of the city and beyond. 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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