

Flat 36, 19 Shrubhill Walk

LEITH WALK, EDINBURGH, EH7 4FH



Spacious two bedroom top floor flat and it's very desirable development off Leith Walk



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McEwan Fraser Legal is delighted to present this generously proportioned two-bedroom flat in the very desirable shrubhill development just off Leith Walk. It's worth noting that across the road will have a tram stop connecting you further into Leith and also Newhaven and in the other direction to Edinburgh airport.

THE LIVING ROOM



Internally, the property comprises:

- A spacious living area situated in the open plan kitchen/diner benefiting from being dual aspect, flooded with light and has a lovely Juliet balcony.
- Fully equipped modern kitchen in excellent condition with integrated white goods, fan oven and induction hob.

THE KITCHEN





- One modern bathroom, which is a modern, three-piece main family bathroom.
- Two double bedrooms, the master of which has an en suite shower room. Both bedrooms benefit from excellent integrated storage space.
- In addition to the exceptional living spaces within this property, there is more than ample storage space.

THE BATHROOM



BEDROOM 1



BEDROOM 2



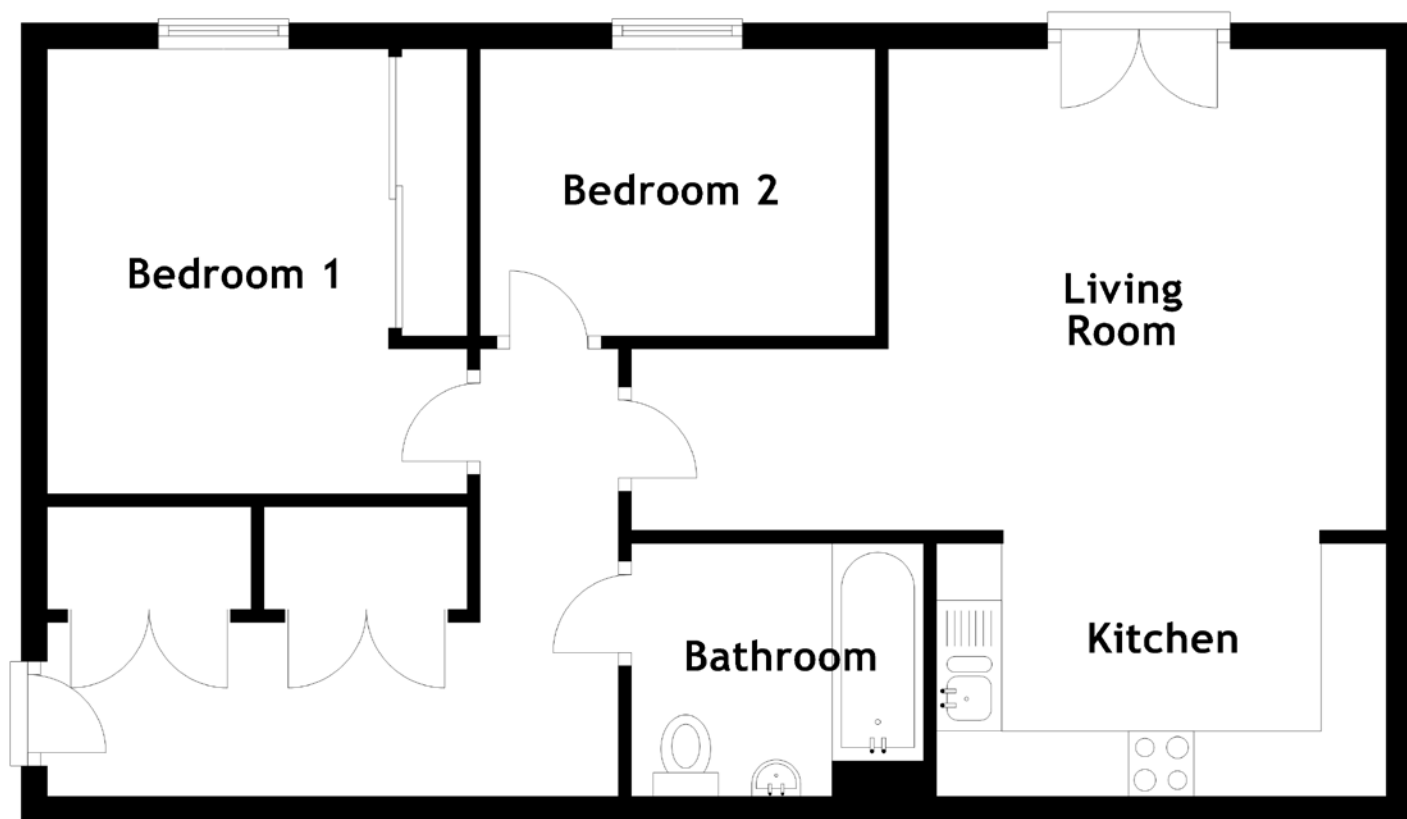
The property is expected to be in high demand, as such early viewing is recommended.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

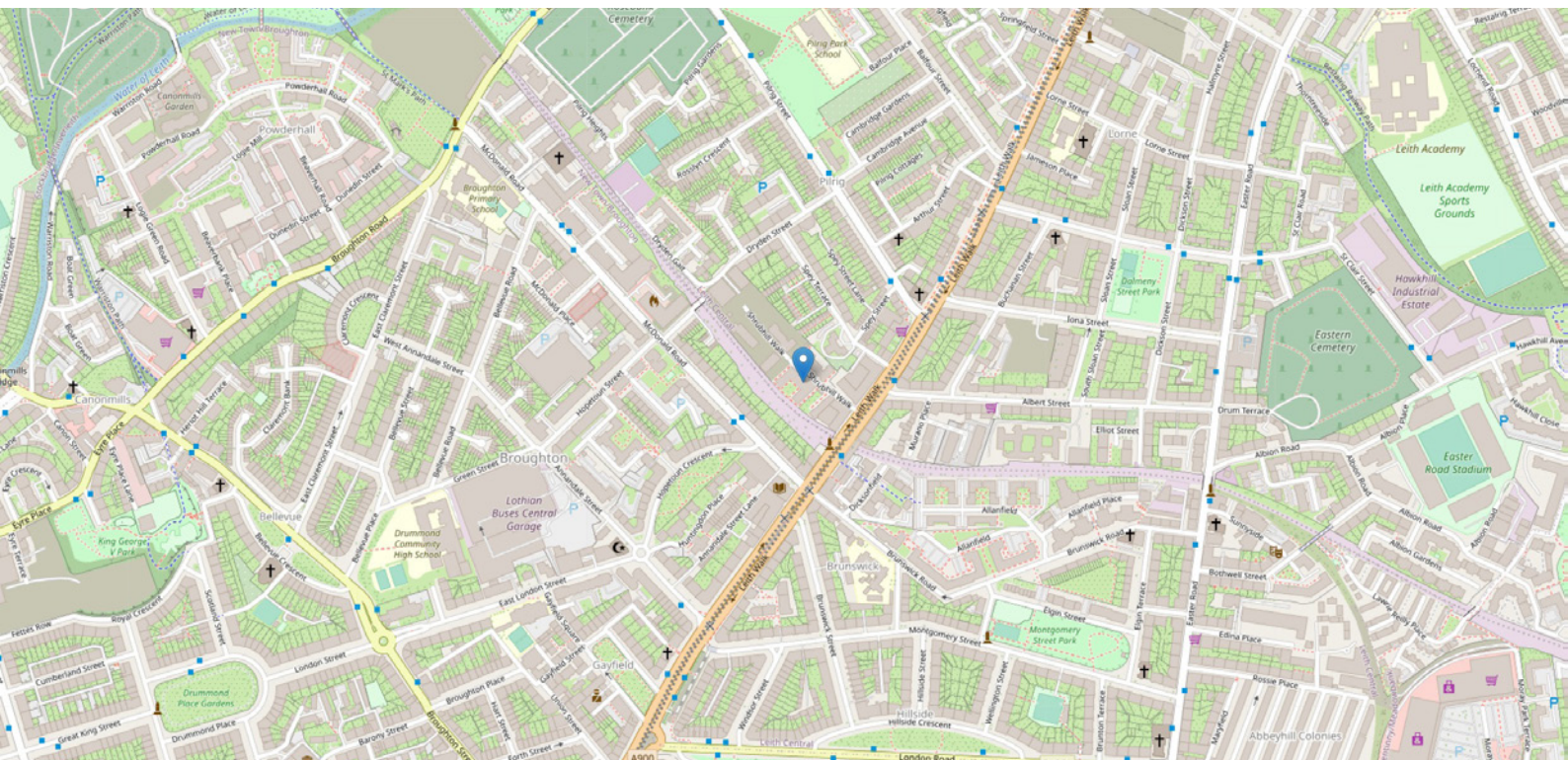
Living Room
Kitchen

5.80m (19') x 3.69m (12'1")
3.45m (11'4") x 1.94m (6'4")

Bedroom 1
Bedroom 2
Bathroom

3.41m (11'2") x 3.22m (10'7")
3.03m (9'11") x 2.20m (7'3")
2.24m (7'4") x 1.94m (6'4")

Gross internal floor area (m²): 60m² | 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 a post office. A few minutes' walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found.





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. Leith also has its own Primary and Secondary schools, the Academy being a community high school.

From here, 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. 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 by-pass.



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