

# Flat 11, 43 Shrubhill Walk

LEITH, EDINBURGH, EH7 4FN



*A beautifully presented two-bedroom apartment at The Engine Yard, perfectly positioned between Leith's waterfront charm and Edinburgh's city centre convenience*



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McEwan Fraser is delighted to present this bright and generously proportioned two-bedroom apartment, set within a highly sought-after modern development just off Leith Walk. Beautifully maintained and presented in true walk-in condition, the property boasts neutral décor, excellent natural light, and a private balcony. Ideally positioned within walking distance of the city centre, the apartment benefits from outstanding transport links, including two nearby tram stops and numerous bus routes. A superb selection of local amenities is right on the doorstep, with an array of cafés, bars, independent shops, and award-winning restaurants all close by.

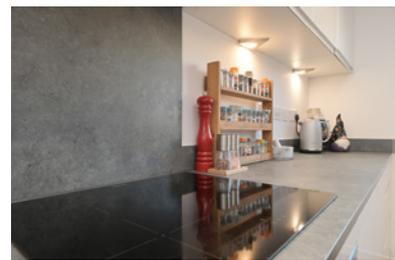
# THE LIVING ROOM / KITCHEN



The internal accommodation centres around a spacious open-plan kitchen and living room, a wonderfully light and airy space designed for modern living. Large windows flood the room with natural light, and the adjoining balcony provides a quiet, outdoor retreat, perfect for a morning coffee or evening relaxation.



The contemporary kitchen features a full range of base and wall-mounted units, integrated appliances, and ample worktop and storage space. The generous proportions offer excellent flexibility on arrangement of furniture for both cooking and entertaining.





Two generous hallway cupboards provide excellent storage. One houses the washing machine, which is included in the sale, while the other contains the consumer unit and the heat interface system for the flat's heating. The hall also benefits from a video intercom system, offering secure access to the building. The property further comprises two well-proportioned double bedrooms, both with large built-in wardrobes. The principal bedroom benefits from a stylish en-suite shower room, partially tiled for a sleek, modern finish. The main bathroom is presented in excellent condition and includes a contemporary three-piece suite with quality fittings.

# BEDROOM 1





# BEDROOM 2



# THE BATHROOM



Additional benefits include serviced lift access to the apartment, well-maintained communal grounds, secure bike storage within the block, and private parking available by arrangement.

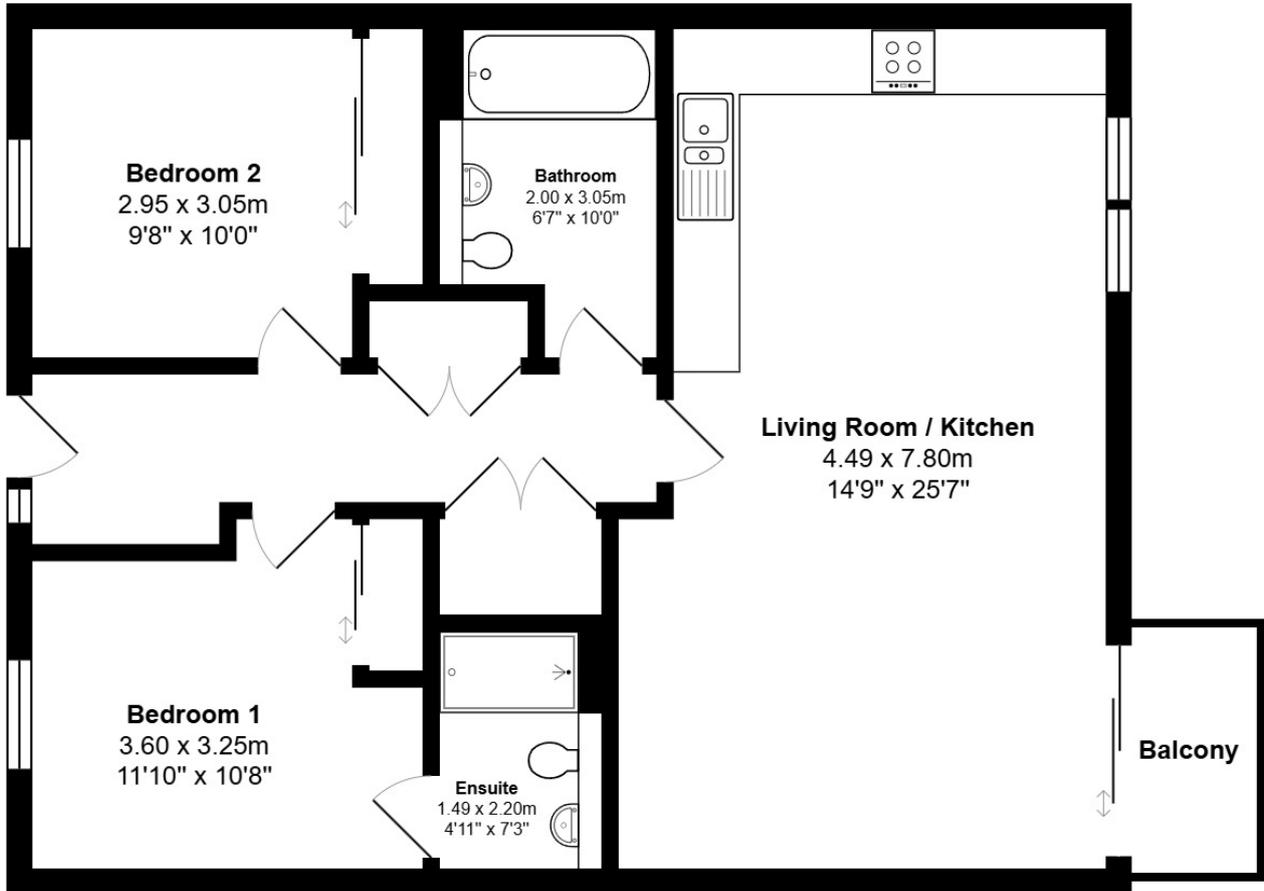
This is a rare opportunity to acquire a modern, move-in-ready apartment in a vibrant and highly desirable location.

# EXTERNALS



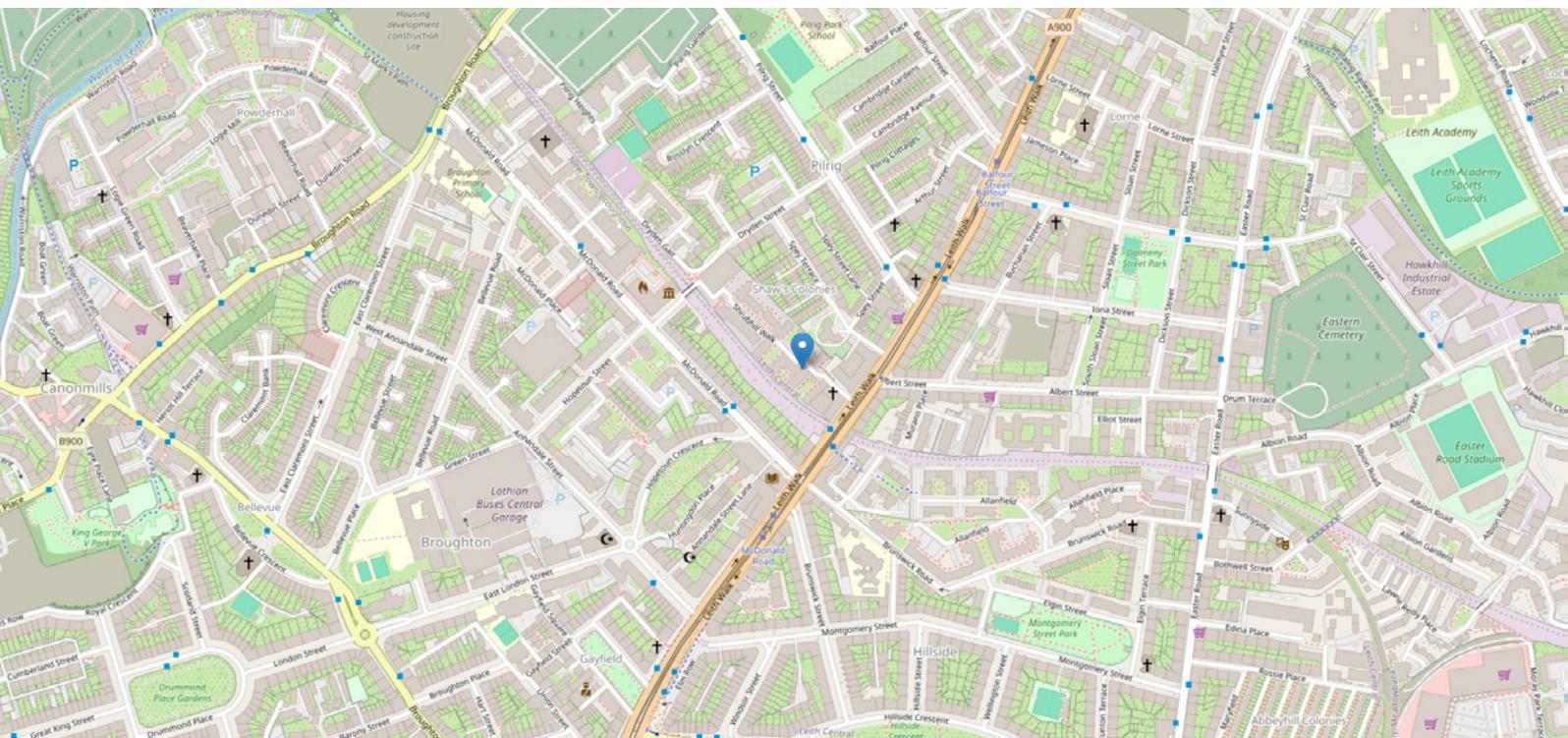


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup> | EPC Rating: B



# THE LOCATION

The Engine Yard is a contemporary development off Leith Walk that enjoys a prime position between the vibrant districts of Leith and Hillside, just to the north-east of Edinburgh's city centre. The area perfectly balances modern urban living with excellent local amenities and green space. Leith is renowned for its eclectic mix of independent cafés, award-winning restaurants, traditional pubs and stylish bars, particularly along Leith Walk and within the popular Shore district. Residents are within easy reach of the cosmopolitan offerings of Leith Walk as well as The Shore's picturesque waterfront setting, which is home to a superb selection of dining establishments, coffee houses, and boutique bars, together with a multi-screen cinema and gym facilities. Everyday shopping needs are well catered for with a large Tesco supermarket nearby, alongside a variety of local retailers and convenience stores.





The open green spaces of Pilrig Park and Calton Hill are both within comfortable walking distance, offering pleasant outdoor recreation and panoramic city views. For a wider selection of high-street stores, dining, and entertainment, the St James Quarter and Edinburgh city centre are easily accessible.

Excellent transport links enhance the appeal of this location. Regular bus services operate along Leith Walk, while the nearby tram stop provides swift connections to Edinburgh Airport and the city centre. Waverley Railway Station is also within easy reach, making this an ideal base for commuters.

The Engine Yard is particularly attractive to professionals, first-time buyers, and investors seeking a well-connected yet community-focused setting, combining modern residential design with one of Edinburgh's most dynamic neighbourhoods.



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