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42 Shrubhill Walk, Leith Walk, Edinburgh, EH7 4RB

Beautifully Presented, Two Bedroom, Main Door, Ground-Floor Apartment with Private Patios

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Property Description

Beautifully presented, two-bedroom, main door, corner aspect, ground-floor apartment with private garden patios to the front and rear. Set in a modern, factored, residential development, located in the vibrant Leith Walk area, lying just north of Edinburgh city centre.

Comprises an entrance hallway, open-plan living/dining room and kitchen, two double bedrooms, an en-suite shower room and a bathroom.

Ready-to-move-in with light tasteful decor, continuous quality flooring, a modern kitchen and stylish bathroom suites. In addition, there is double glazing, district heating, and good storage including wardrobes for both bedrooms.

'The Engine Yard' is an idyllic Place for People development, created incorporating iconic industrial landmarks and green spaces, with an optional underground parking facility.

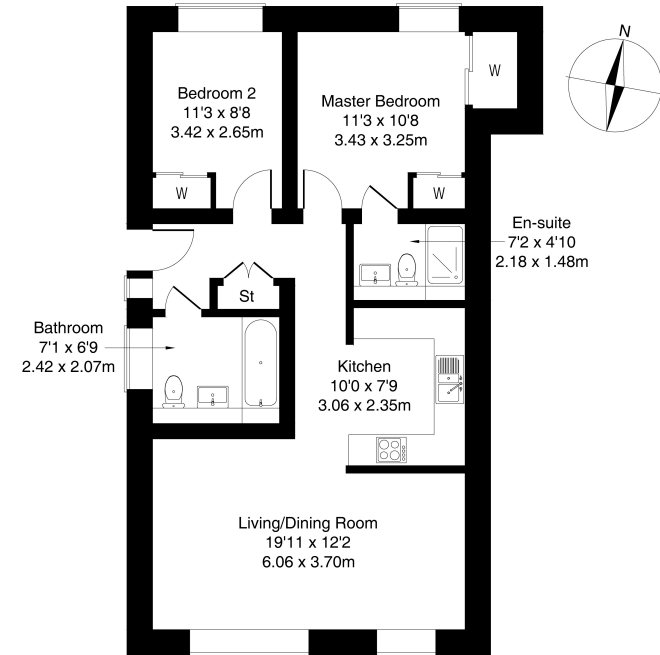
A welcoming entrance hall affords access throughout, and features a built-in store cupboard and stylish contemporary flooring continuing throughout the majority of the property. A spacious semi-open plan public room is set to the front, offering space for both lounge and dining furniture, and enjoys plentiful natural light with a southerly-facing aspect. The kitchen is fitted with modern units, stone-effect worktops with matching upstands, a sink with drainer, and an integrated fridge/freezer, oven and ceramic hob, and a freestanding dishwasher and washing machine.

The master bedroom is set to the rear and includes two built-in mirrored wardrobes, a TV point, and an en-suite shower room including tiled splash areas, a ladder-style radiator, a shaver point, and an integrated cubicle with a mains mixer shower. A second flexible bedroom is also set to the rear and includes a built-in mirrored wardrobe and a pendant light fitting. A generously proportioned family bathroom has a side aspect window and is fitted with a three-piece suite including a shower spray head for the bath, a ladder-style radiator, and tiled splash areas.



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Approximate Gross Internal Area: (775 sq ft - 72 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Leith Walk is a major thoroughfare connecting the east end of Edinburgh city centre to Leith in the north, consisting mainly of traditional Victorian tenement properties. A high amenity area, with an extensive range of boutique shops, cafes, bars, eateries, convenience and specialist shops, and supermarkets located throughout. The extensively refurbished St James Quarter is within walking distance, with a wealth of high-street names, restaurants, lifestyle, and leisure facilities on offer. The Shore also offers a cosmopolitan range of bars, bistros, and Michelin-starred restaurants;

whilst the Ocean Terminal complex has many high-street names, restaurants, a gym, a spa and a multi-screen cinema. There are numerous public parks and squares, including the expansive Leith Links, Pilrig Park, and The Water of Leith. The area is well-served by a number of primary schools, with secondary schooling at Leith Academy, just south of Leith Links. With good road links including the A199 and A900, frequent bus services are available from Leith Walk, as well as the recent tram extension between Edinburgh Airport and Newhaven.





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