

COULTERS ©

# FLAT 22, 52 SHRUBHILL WALK

LEITH WALK, EDINBURGH, EH7 4FT

2 BED | 2 BATH | 1 PUBLIC





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# TAKE A LOOK INSIDE

Bright, spacious and beautifully presented, this appealing two-bedroom third-floor flat forms part of a modern development just off Leith Walk. Offering well-proportioned accommodation, the property combines contemporary interiors with excellent natural light, lift access and a private balcony.

A generous entrance hall with three useful storage cupboards leads to all rooms. The impressive sitting/dining room is bright and welcoming, with ample space for both seating and dining and glazed doors opening onto the private balcony. The balcony provides a pleasant outdoor space with an open outlook.

# KEY FEATURES

- Third floor well presented flat.
- Two generous double bedrooms, one with an en-suite
- Private balcony.
- Secure parking available, by agreement with developer, subject to availability.
- Tram stop and bus links nearby.
- Within a short stroll of Leith Links.
- EPC Rating - C
- Council Tax Band - E



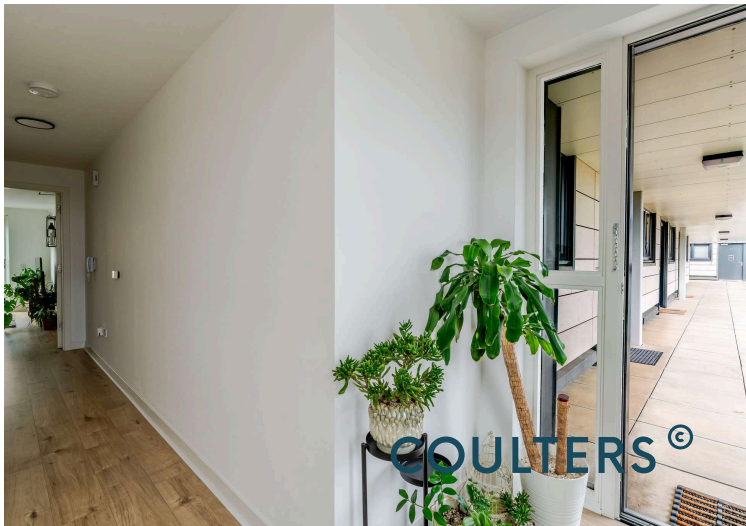




The contemporary kitchen is neatly positioned off the living room and is fitted with a good range of wall and base-mounted units, integrated hob and oven, and excellent storage and preparation space.

There are two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room. A modern family bathroom completes the accommodation.

An excellent city home in a highly convenient setting, ideally positioned for the extensive amenities of Leith Walk and easy access to the city centre.








## THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams. Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts.

The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars. Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Leith Walk. Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre, to Waverley train station and onwards to Edinburgh Airport.

## EXTRAS

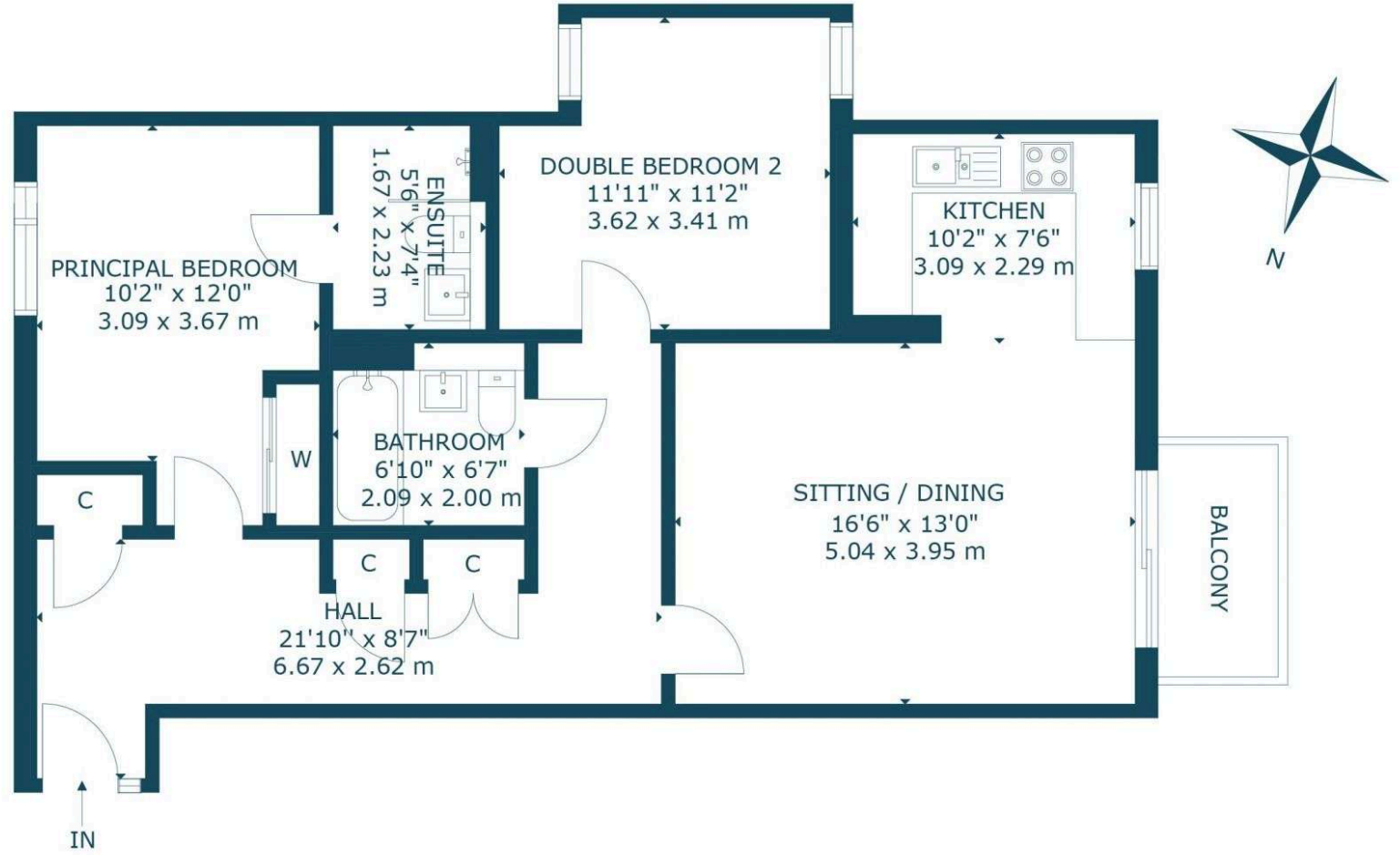
All blinds, curtains, light fittings, fitted flooring, integrated appliances and fridge are included in the sale price.

The property is factored by RMG Scotland for an approximate cost of £80 per month which includes buildings insurance.

## HOME REPORT VALUATION: £370,000



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THIRD FLOOR

FLAT 22, 52 SHRUBHILL WALK, EDINBURGH EH7 1FT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 878 SQ FT / 82 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.