

McDougall McQueen
solicitors & estate agents

41 Shrubhill Walk, Edinburgh, EH7 4RB

2 2 1 EPC B









Welcome

A unique opportunity has arisen at the popular, residential development at The Engine Yard.

The former show home has an impressive lounge, dining and kitchen with built in appliances included. The ground floor, apartment has patio doors from the lounge to a sunny, south facing terrace and extends to the communal garden area.
Two double bedrooms with Master ensuite shower room. Family bathroom with shower. Mirrored wardrobes offer amply storage spaces, as does the additional hall cupboard space and utility cupboard with washing machine.

The property benefits for secure, underground parking for an additional monthly fee. £100 per month.

The property is factored and includes block insurance £1300 p.a. approx.

- Main door, ground floor apartment.
- Open plan lounge, dining and kitchen with integrated appliances.
- Patio doors lead to south facing private patio/garden space.
- Two double bedrooms, Master is ensuite.
- Utility cupboard houses washing machine and offers ample storage.
- Private secure parking available.
- Double glazing and gas fired district heating.
- Council Tax Band: E. EPC: B. 80SQM.
- Viewing by apt. Call 07884 247419







Leith Walk

The neighbourhood is a hive of creativity and cultural diversity. Eclectic shops and eateries on the doorstep. Close to the retail paradise known as St James Quarter and just a 15-minute walk to the city centre and Waverley Train Station. McDonald Road tram stop is only a 2-minute walk away.



Extras

Integrated kitchen appliances include hob, oven, cooker hood, fridge freezer and new dishwasher. Washing machine in utility cupboard.

Get in touch

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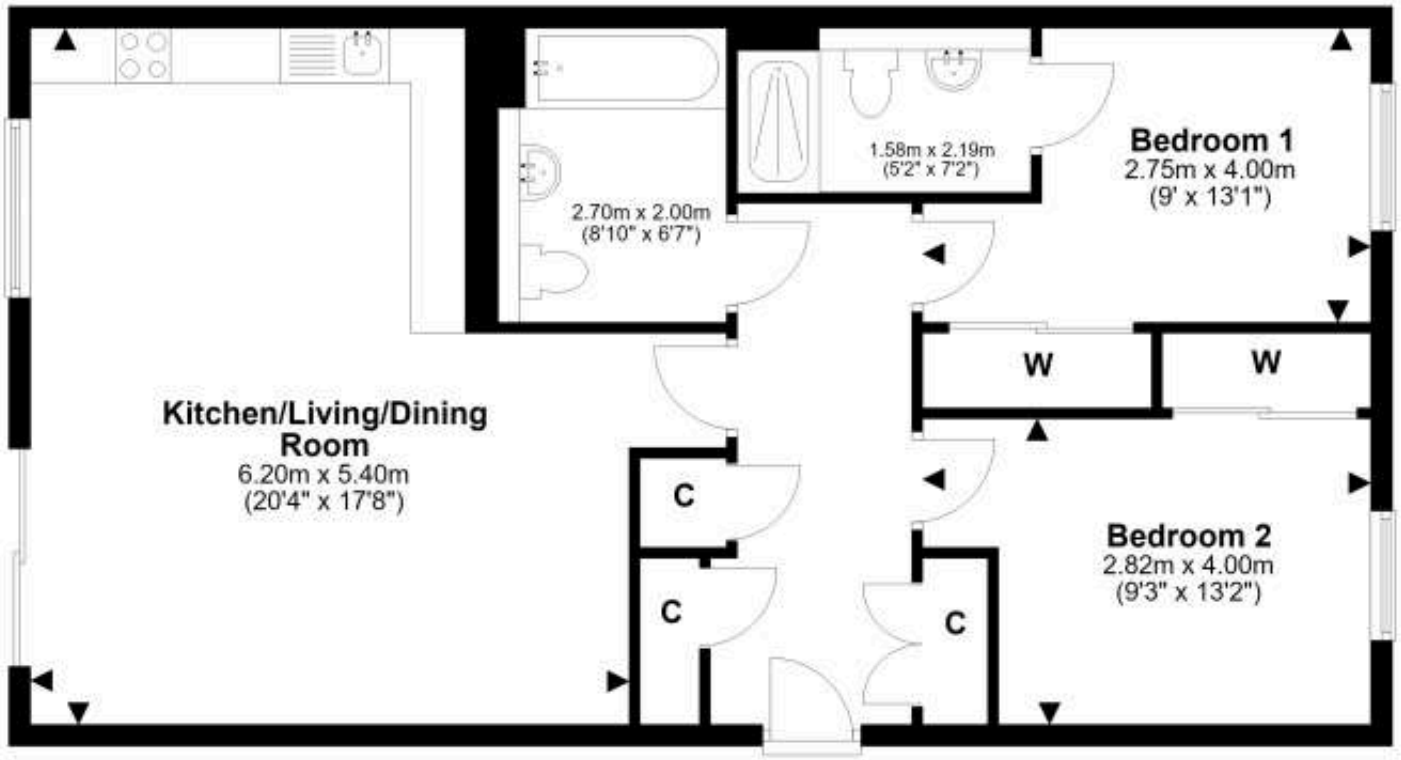
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Property Hub:
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EH22 1JB

Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

espc CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.