



Solicitors & Estate Agents



Fixed Price

**£335,000**

# 19/6 Shrubhill Walk

Leith Walk | Edinburgh | EH7 4FH

A fantastic opportunity has arisen to purchase this impressive, truly stunning first floor apartment, forming part of a modern development tucked away off Leith Walk, close to excellent amenities and transport links. The property would undoubtedly appeal to first time buyers and professionals.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift & Stair Access
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - E



## Description

Internally, the property is presented in a superb condition and in brief comprises; secure entry system, lift and stair access, welcoming entrance hallway with useful storage and utility cupboard, light and airy dual aspect reception/dining room, open plan stylish fitted kitchen with integrated appliances, spacious principal bedroom with fitted wardrobes and modern en-suite shower room, good sized second bedroom with mirrored fitted wardrobes and contemporary bathroom with three-piece suite and shower over bath. Further benefits include communal gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen and the washing machine.

## Gardens, Parking & Factor

There are well maintained communal gardens within the development, as well as secure underground parking. The development is managed by RMG Factor for a monthly fee of approx. £100. This includes maintenance of communal areas and building insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.





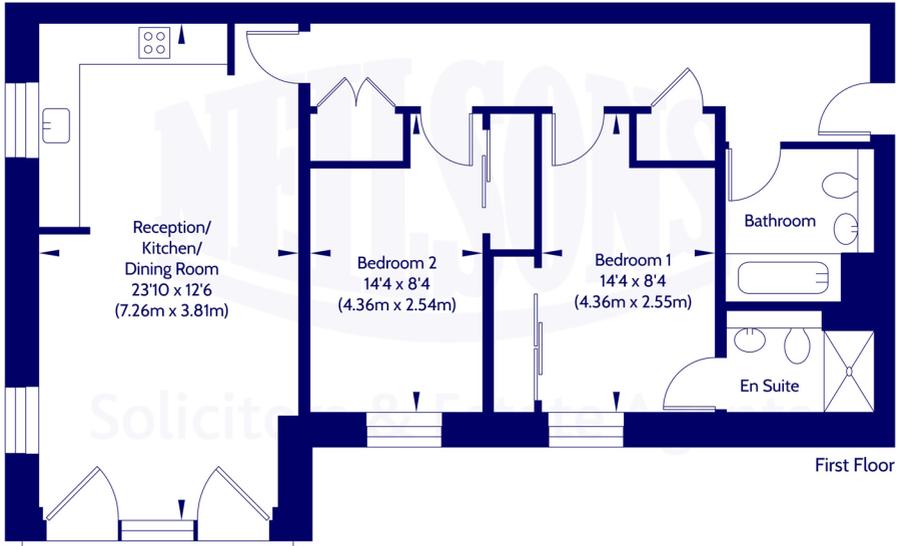
## Location

The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within proximity to Waverley train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of notable specialist shops, cafes, restaurants and bars on Leith Walk, named as one of the world's top five coolest neighbourhoods by Time Out. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus and tram service to the City Centre and beyond providing approx. thirty minute travel times to Edinburgh airport and five minute travel times to the waterfront and city-centre respectively. The City-Bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 75.15 Sq M / 809 Sq Ft.



First Floor

Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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