



27/6 Restalrig Road
Leith Links, Edinburgh, EH6 8BB

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall
- Attractive bay windowed living room with feature fireplace.
- Open outlook to front to Arthur’s Seat & across the rooftops of the local area.
- Boxroom/study.
- Fitted dining kitchen with appliances.
- Larder storage cupboard.
- Open outlook to rear overlooking a bowling green.
- Generously proportioned double bedroom.
- Single bedroom.
- Modern fitted shower room.
- Gas central heating.
- Double glazing.
- Original features.
- Communal gardens to rear.
- Unrestricted on street parking.



GENERAL DESCRIPTION

A well-presented top floor flat forming part of a traditional tenement building in the highly regarded Leith Links district of the city within a short journey of the city centre and close to an excellent range of local amenities. The property would make an ideal purchase for a first time buyer/professional person or couple

LOCATION

Situated to the northeast of the city, the leafy residential suburb of Leith Links enjoys a tranquil, laid-back ambience about within walking distance of the city centre. The vast, open space of Leith Links itself is home to a well-equipped play park, various football pitches and in the summer months it also hosts the annual Leith Festival Gala. Just minutes' walk from vibrant Leith Walk and the trendy Shore district, the area enjoys a fantastic blend of local services and amenities. The bustling shopping area around Great Junction Street, the New Kirkgate and the Foot of the Walk provides everything you need for day-to-day life, while more extensive shopping facilities are available in the city centre or at nearby Ocean Terminal shopping centre. Over recent years Leith has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring Shore district boasts Michelin-starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal. Leith Links offers an excellent range of schools from nursery to secondary education and also benefits from exceptional public transport links into the city centre and beyond, offering swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

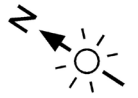
C.
APPROXIMATELY 2 MILES TO EDINBURGH WAVERLEY STATION.
APPROXIMATELY 10.5 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER, WASHER/DRYER AND FREESTANDING FRIDGE/FREEZER.





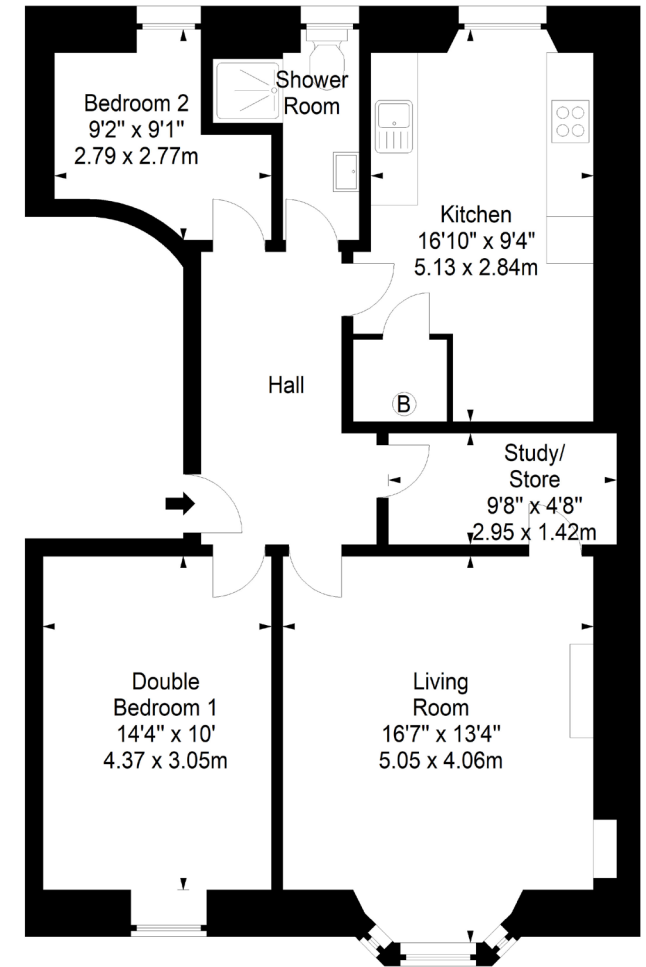
**Restalrig Road,
Edinburgh,
Midlothian, EH6 8BB**



Approx. Gross Internal Area
772 Sq Ft - 71.72 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.