



79 Restalrig Avenue

Restalrig, Edinburgh, EH7 6PN



Property Summary

With its sought-after central city location in Restalrig, within walking distance of the city centre, excellent amenities and transport links, this spacious terraced house is sure to appeal to a wide range of buyers, including first-time buyers, couples and families. Now requiring some cosmetic upgrading to unlock its full potential, this home comprises three spacious bedrooms, two reception rooms, a sunny kitchen and a family bathroom with a shower-over-bath and a towel warmer. Outside, the property benefits from a thriving private garden with two sheds and a greenhouse, as well as on-street parking.

Extras: All fitted floor and window coverings, light fittings, and appliances are included in the sale.

Property Features

- Terraced house in Restalrig
- Part of an established residential neighbourhood
- Entrance vestibule and hall
- Bay windowed living room with fireplace
- Sunny dining room with French doors
- Well-appointed kitchen
- Landing with storage
- Large main bedroom
- Two more spacious bedrooms
- Bathroom with overhead shower
- Established private garden
- Two sheds and a greenhouse
- On-street parking
- Gas central heating
- Double glazing throughout
- EPC Rating - D







“Well-appointed kitchen
and a landing with storage.”





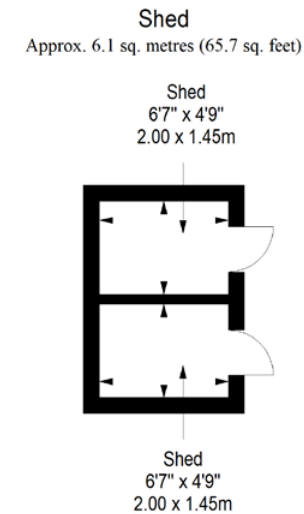
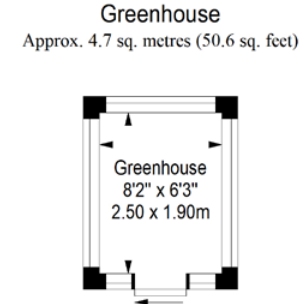
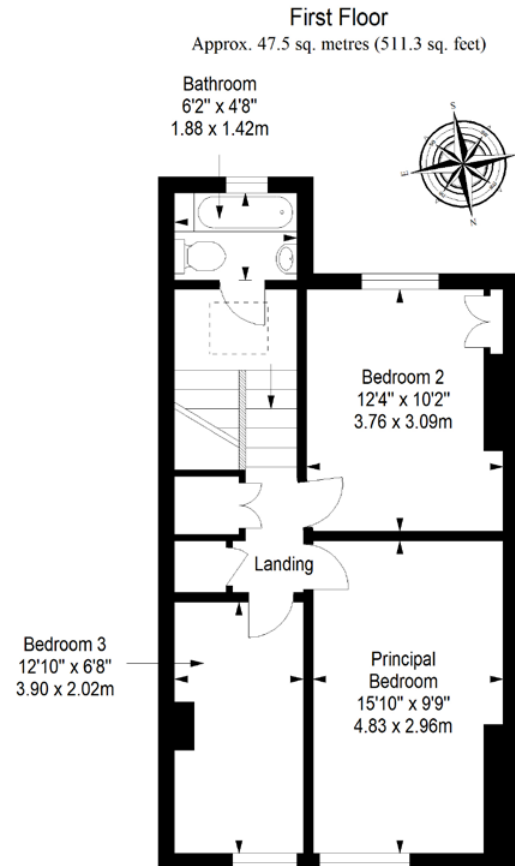
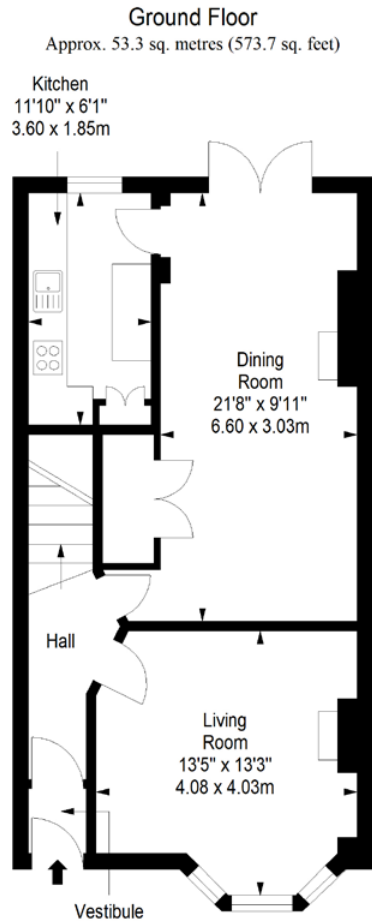


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Floorplan



Total area: approx. 100.8 sq. metres (1085.0 sq. feet)

All Enquiries to our Property Department:

01506 815832 | afton.henderson@sneddons-ssc.co.uk | www.sneddonmorrison.co.uk

14 East Main Street, Whitburn, West Lothian EH47 0RB

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106