

*61 (1F3) RESTALRIG ROAD, RESTALRIG, EH6 8BE*



*ABSOLUTELY CHARMING FIRST-FLOOR FLAT IN SOUGHT-AFTER AREA: CLOSE TO ALL AMENITIES*



# OFFERS OVER £199,000

**VIEWING:**  
BY APPOINTMENT THROUGH  
SOLICITORS ON 0131 557 3188

Internal inspection of this most appealing one-bedroom first-floor flat is highly recommended in order to appreciate the well-presented accommodation now offered for sale. The accommodation, which is presented in move-in condition throughout, comprises: a welcoming entrance stair with security entryphone system, a bright and spacious bay-windowed lounge with an open outlook to front, a large kitchen/diningroom fitted with a wealth of wall and base units and access to a good-sized larder cupboard, a double bedroom, and a bathroom housing a white three-piece suite with overbath shower. The property further benefits from gas central heating, partial double glazing, beautiful cornicework, natural wood flooring to most rooms, a shared garden to the rear and free on-street parking. The many extras offered with the sale include all curtains and blinds, and the quality kitchen appliances.

Situated in a popular residential area providing all amenities close by, there is a choice of supermarkets in the area and small local shopping is located nearby providing for everyday requirements. The Ocean Terminal development is easily accessed and benefits from a 12-screen cinema complex, with a choice of bars and restaurants and a wealth of High-Street named shops in situ. The numerous sporting and recreational facilities close by include Easter Road Stadium, the David Lloyd Tennis and Fitness Club and the wide open spaces of Leith Links. For the commuter, there are frequent public transport services from Lochend Road or Restalrig Road, providing access to most parts of the City.

## IN CONCLUSION:

This is a lovely first-floor flat presented to the market with a flexible entry date available for the discerning buyer. The property is an ideal first or second time purchase or letting/investment opportunity, and with the incentive of the extras included in the sale, contributes to making this property an extremely appealing purchase. We therefore highly recommend an early viewing to appreciate the quality of the property now presented on to the market.

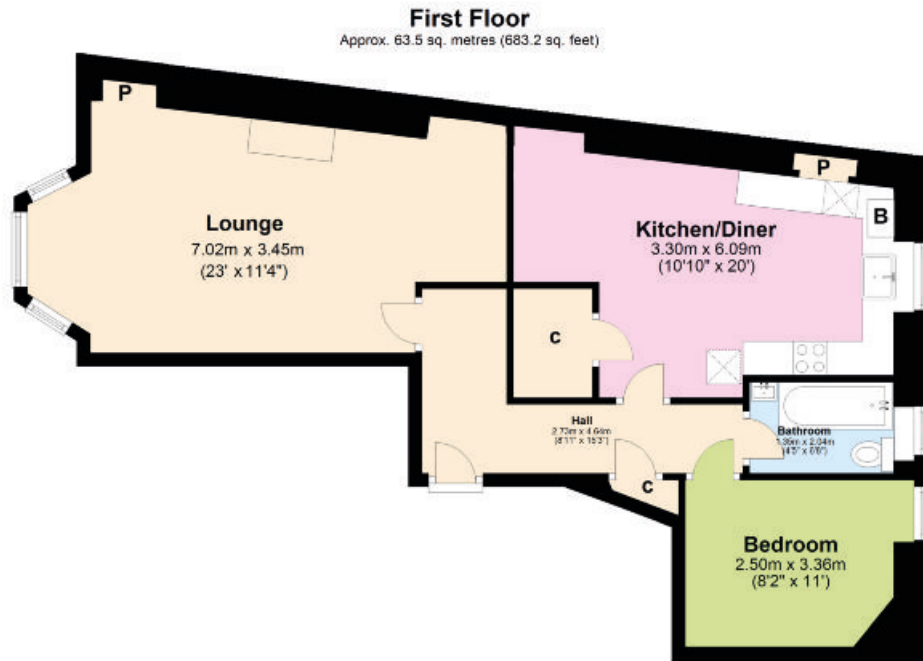
**EPC BAND: C**











Photographs and floorplan by Mike Dooley Photography 07730 560286

While every effort has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.



PROPERTY DEPARTMENT  
1 INVERLEITH TERRACE, EDINBURGH EH3 5NS  
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*While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.*

espc