



33/1 Restalrig Road
Leith, Edinburgh
EH6 8BD



3



1



1

Please contact us for
more information:

0131 555 7055
property@watermans.co.uk



Summary

This traditional first-floor flat is a beautiful three-bedroom residence, which features attractive modern interiors that are sympathetically styled to the period character of the home. It enjoys bright and spacious rooms, with charming period details and high ceilings; plus, it has a quality kitchen and shower room with a rainfall shower. Furthermore, the property has a sought-after setting, located close to Leith Links in easy reach of fantastic amenities, schools, and bus and tram links connecting to the city centre and airport.



Features

- First-floor flat with stylish interiors
- Part of a traditional tenement building
- Highly desirable location in Leith
- Elegant interior design throughout
- Central hall leading to all accommodation
- Living/dining room with a bay window
- On-trend, modern kitchen
- Two spacious bedrooms (one with storage)
- Versatile third bedroom/home office
- Contemporary three-piece shower room
- Large communal garden laid to lawn
- Unrestricted on-street parking
- Gas central heating and double glazing







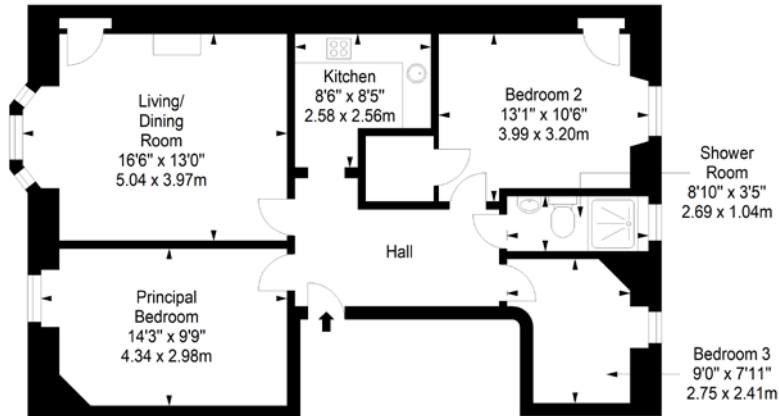




Floorplan



First Floor
Approx. 71.5 sq. metres (769.6 sq. feet)



Total area: approx. 71.5 sq. metres (769.6 sq. feet)

EPC Rating - C | Council tax band - C | Home report Value - £290,000

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
property@watermans.co.uk

ēspc rightmove Zoopla.co.uk

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.