



45 (3F1) Restalrig Road
Leith, Edinburgh
EH6 8BD



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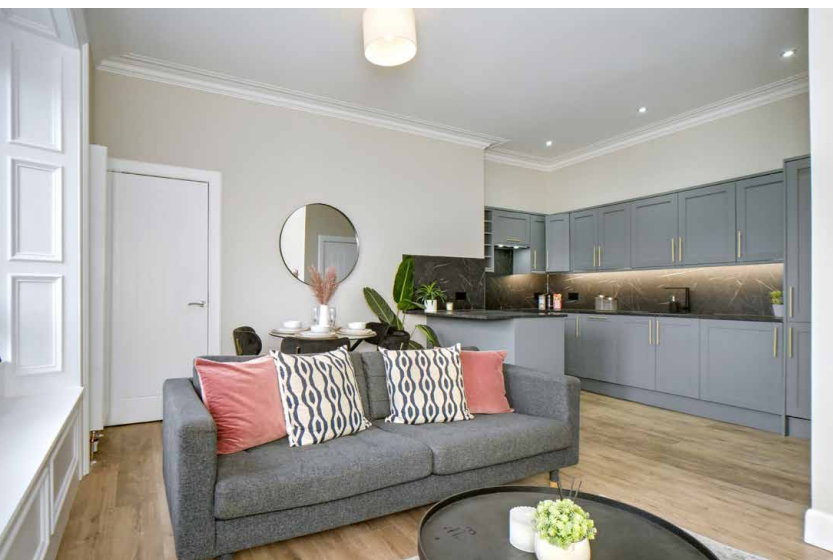
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Property Summary

Welcome to a stylish three-bedroom third/top-floor flat that has been fully refurbished to exceptionally high standards by Edinburgh-based design specialists, Dynamic Property Services. This city home offers elegant interior design, along with all-new fixtures and fittings, including a brand-new kitchen and new shower rooms by Generation, and new flooring. The result is an impressive residence in true walk-in condition. Adding to the appeal, the property forms part of a traditional tenement building with a much sought-after setting in Leith.

A communal entrance and stairwell lead to the flat's front door, which opens with a fantastic introduction to a hall that displays the home's crisp interior design. It offers built-in storage and attic access before flowing into the open-plan kitchen/living/dining room. This reception area continues the hall's fashionable décor and wood-textured floor, creating a beautiful living space for daily use. There is room for comfy furnishings and a table and chairs, alongside twin windows that flood the space in natural light, framing lovely rooftop views over Edinburgh.

Features

- Stylish third/top-floor flat in walk-in condition
- Fully refurbished to exceptional standards
- Part of a traditional tenement building
- Sought-after location in popular Leith
- Entrance hall with storage and attic access
- Open-plan kitchen, living and dining room
- Brand-new, Shaker-inspired kitchen
- Two spacious double bedrooms
- Versatile single bedroom/home office
- Brand-new 3pc en-suite shower room
- Brand-new 3pc family shower room
- Communal garden and drying green
- Unrestricted on-street parking
- Gas central heating via new combi boiler
- New double-glazed windows throughout



The new kitchen has a Shaker-inspired design and on-trend colour palette which catches the eye. It has generous cabinet storage and sweeping, stone-inspired worksurfaces that seamlessly blend with the matching splashbacks. Undercabinet lighting ensures a bright cooking area and all-new integrated appliances create a smooth finish (ceramic hob, concealed extractor, oven, fridge/freezer, dishwasher, and washing machine).





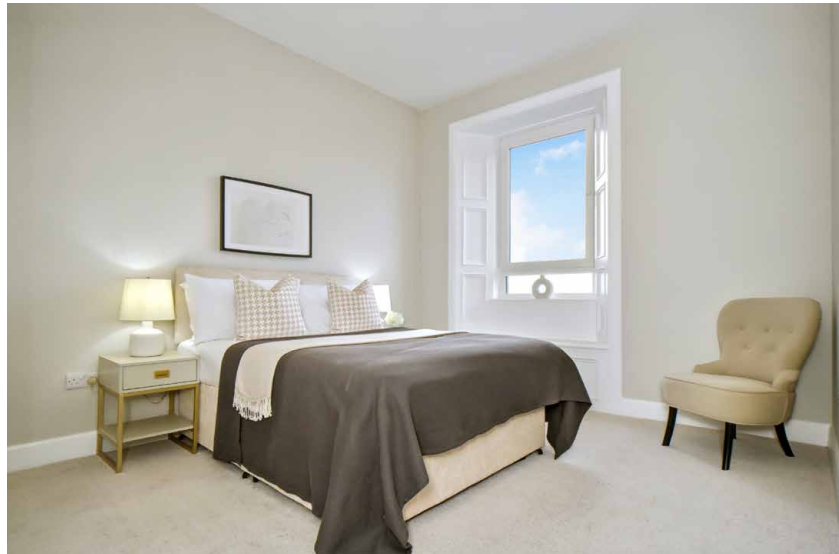


Bedrooms & bathrooms

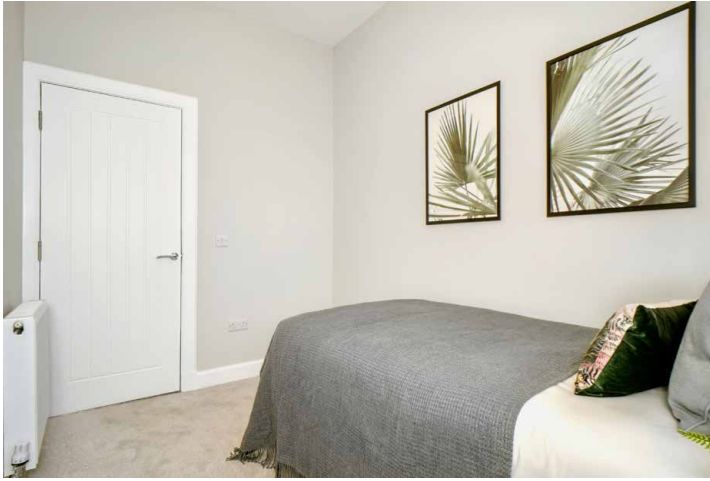
Located throughout the home, the three bedrooms all maintain the impeccable standards. Each room enjoys light neutral décor and plush carpets, ensuring a bright and comfortable environment. The spacious principal bedroom has the additional advantage of a new en-suite shower room, enveloped in marble-inspired tiles. The second bedroom is also a large double, whilst the third bedroom is a versatile single that is perfect as a child's bedroom or home office.

A new family shower room matches the aesthetic and design quality of the en-suite, providing a hidden-cistern toilet, a storage-set washbasin, a towel radiator, and a double walk-in shower cubicle with rainfall showerhead. Gas central heating, via a new combi boiler, and new double glazing ensure year-round comfort.

Outside, there is a communal garden and drying green. Unrestricted on-street parking is also available.







“New en-suite shower
room, enveloped in
marble-inspired tiles”



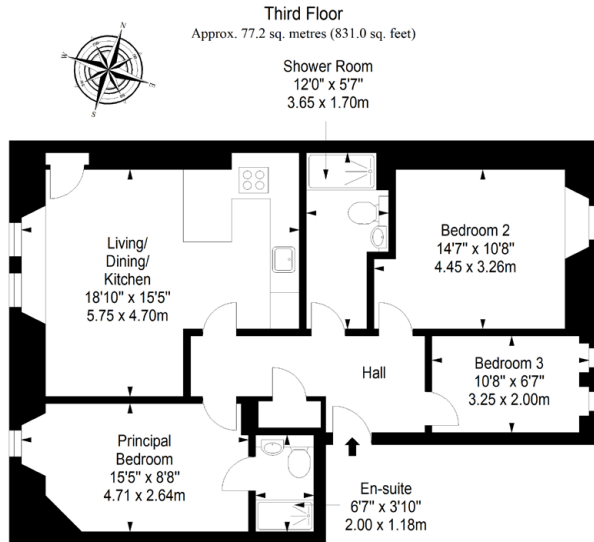


Leith

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.



Floorplan



Total area: approx. 77.2 sq. metres (831.0 sq. feet)

EPC Rating - C | Council tax band - C | Home report Value - £310,000

Extras: all fitted floor coverings and new integrated kitchen appliances to be included in the sale.



Price & Viewings

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

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