

27/2 RESTALRIG ROAD
LEITH LINKS, EDINBURGH, EH6 8BB

CURRAN & CO
PROPERTY



27/2 RESTALRIG ROAD
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OFFERS OVER £265,000



'27/2 Restalrig Road is a stylishly presented and exceptionally spacious first floor flat, which has been meticulously renovated to a high standard throughout'

- Stylishly Presented First Floor Victorian Flat
- Open Plan Living / Dining / Kitchen
- Two Spacious Double Bedrooms
- Windowed Box Room & Modern Bathroom
- Gas Central Heating & Double Glazing
- Move-in Condition Throughout
- Shared Rear Garden with Private Shed
- Close Proximity to Amenities & Leith Links



Description

27/2 Restalrig Road is a stylishly presented and exceptionally spacious two-bedroom first-floor flat. Meticulously renovated to a high standard throughout, the property boasts an immaculate interior with two sizeable bedrooms, a useful box room, and recently updated kitchen and bathroom. Forming part of a traditional tenement building, it is ideally located just a few minutes' walk from the wide-open spaces of Leith Links and well positioned to take advantage of Leith's excellent range of amenities and transport links, including the tram network.

Entered through a well-maintained communal stair via a secure door entry system, the accommodation comprises: welcoming entrance hall; living room with log-burning stove, bay window with fitted window seat, shelved press, engineered hardwood

flooring, ornate cornicing, and ample space for a dining area; contemporary kitchen open to the living room, fitted with base and wall-mounted units, solid wood worktops, subway-tiled splashback, and integrated appliances including electric oven, induction hob with extractor hood, ceramic sink, fridge, freezer, and dishwasher; double bedroom one to the rear of the property with a generous cupboard housing the washing machine and fitted storage; double bedroom two featuring an expansive fitted loft bed with storage beneath and built-in wooden stairs; useful windowed box room; and a modern family-sized bathroom with a sink mounted upon a vintage Singer sewing machine stand and a shower over the bath with glass screen.

Further features of this property include gas central heating, double glazing, recently installed cavity wall insulation, and

engineered hardwood flooring throughout (with the exception of the tiled bathroom).

Externally, there is a shared rear garden with a large private shed, and unrestricted on-street parking is available to the front of the building and nearby.

Extras

Extras to be included in the sale are all curtains, integrated kitchen appliances and freestanding washing machine.

EPC Rating

The energy efficiency rating of this property is band D.

Council Tax

This property is subject to council tax band C.







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First Floor
Approximate Floor Area
753 sq. ft
(70.00 sq. m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.