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Easter Hermitage

Restalrig

Edinburgh

EH6 8BP



## Easter Hermitage, EH6 8BP



Approx. Gross Internal Area  
753 Sq Ft - 69.95 Sq M  
For identification only. Not to scale.  
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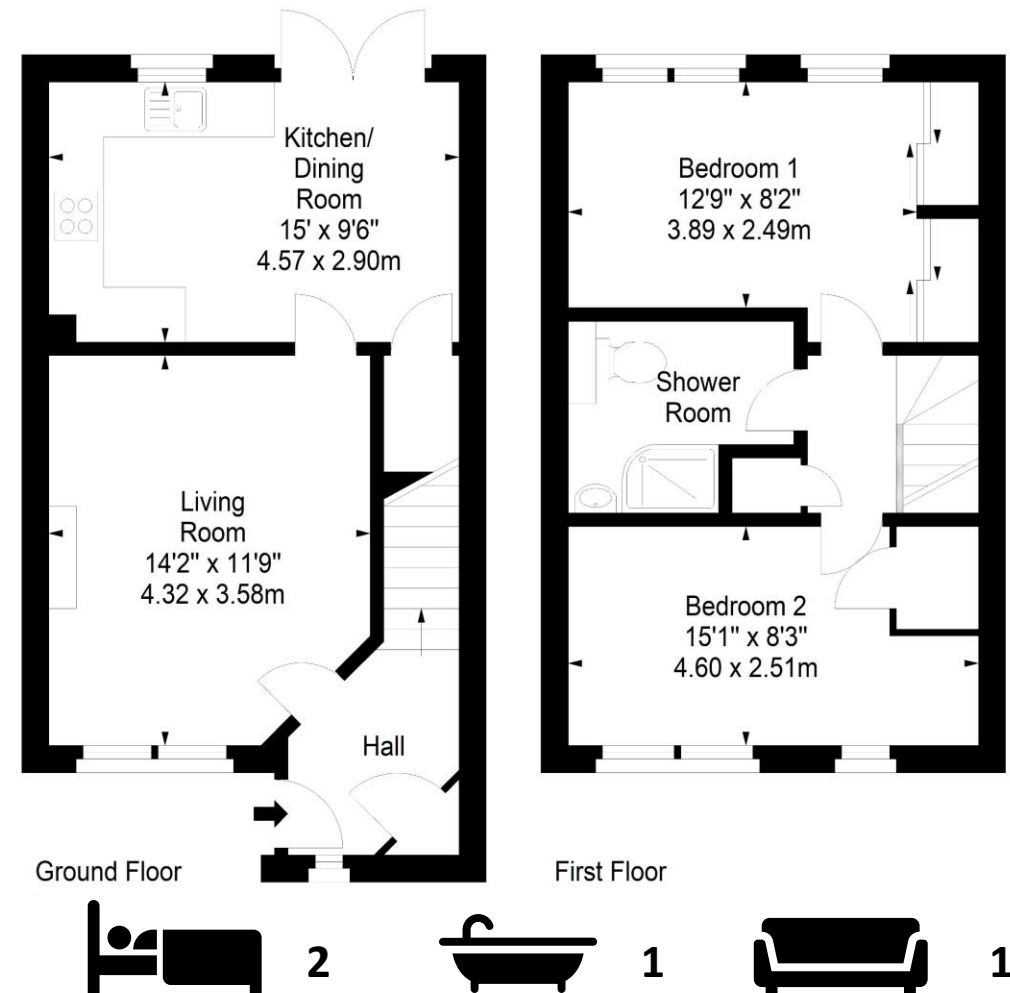


Situated in an established modern factored development, this rarely available two-bedroom end terrace house offers spacious and bright accommodation over two floors, close to excellent local amenities and good transport links.

The neutrally decorated accommodation comprises:

- Welcoming entrance hall with storage cupboards
- Spacious living room with electric fire
- Well-equipped fitted kitchen with space for dining
- Two double bedrooms with built in storage
- Refitted three-piece shower room
- Gas central heating
- Low maintenance gardens to front and rear
- Driveway
- Double glazing
- Excellent storage throughout

Viewing by Appointment  
On 0131 556 2993













Restalrig is a popular residential area, located east of Edinburgh centre, consisting of a mixture of family-sized homes. Local shops can be found throughout, with a Morrisons superstore on Portobello Road and a Sainsbury's at Meadowbank Retail Park. An extensive range of high-street names can be reached at the newly built St James centre, along with a cinema, restaurants, bars and a gym at the Omni Centre. Further afield, still in close proximity, Ocean Terminal offers further high-street retailers, as well as restaurants, bars, a cinema, a gym and free parking. Nearby Leith Links offers open green space, a children's park and walks, and further east, Portobello offers the famous seafront promenade, whilst the extensive Holyrood Park and Arthur's Seat parklands are also close by. The area offers a good choice of well-regarded schools catering for all levels, and this east-of-city centre location gives good road links in and out of the city via the A1 and A199, with regular public transport available from Restalrig Avenue and Portobello Road.

Extras- All fitted flooring, integrated appliances and window coverings are included in the sale.

EPC Band- C

Council Tax Band- E

Factor- James Gibb approx. £46 per quarter