

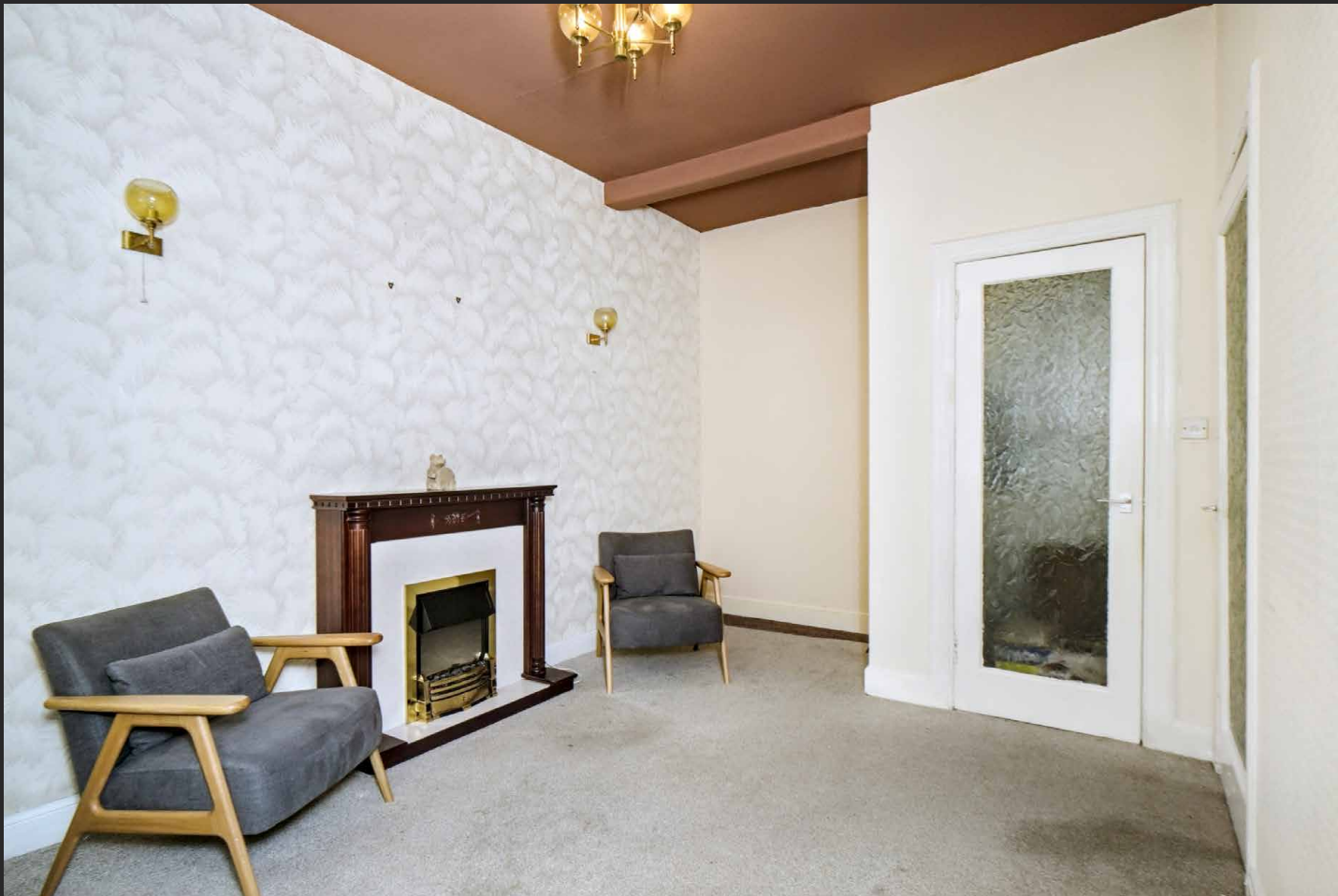


38/1 Restalrig Road

Edinburgh, EH6 8BN

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This two-bedroom lower villa is set on the ground floor of a handsome traditional tenement, with lovely period details. The flat comprises two double bedrooms (one with a large bay window), a reception room, a kitchen, and a bathroom. Whilst the interiors require refurbishment, the property remains an exciting opportunity for buyers, allowing you to set the style and standards of the interiors to your tastes. It also has ample scope to add value to the period flat. The flat has easy-to-maintain gardens to the front and rear, and on-street parking. The well-situated property further benefits from a short drive to the city centre, shops, schools, bus/ tram links and open green spaces close by, including Leith Links within walking distance.

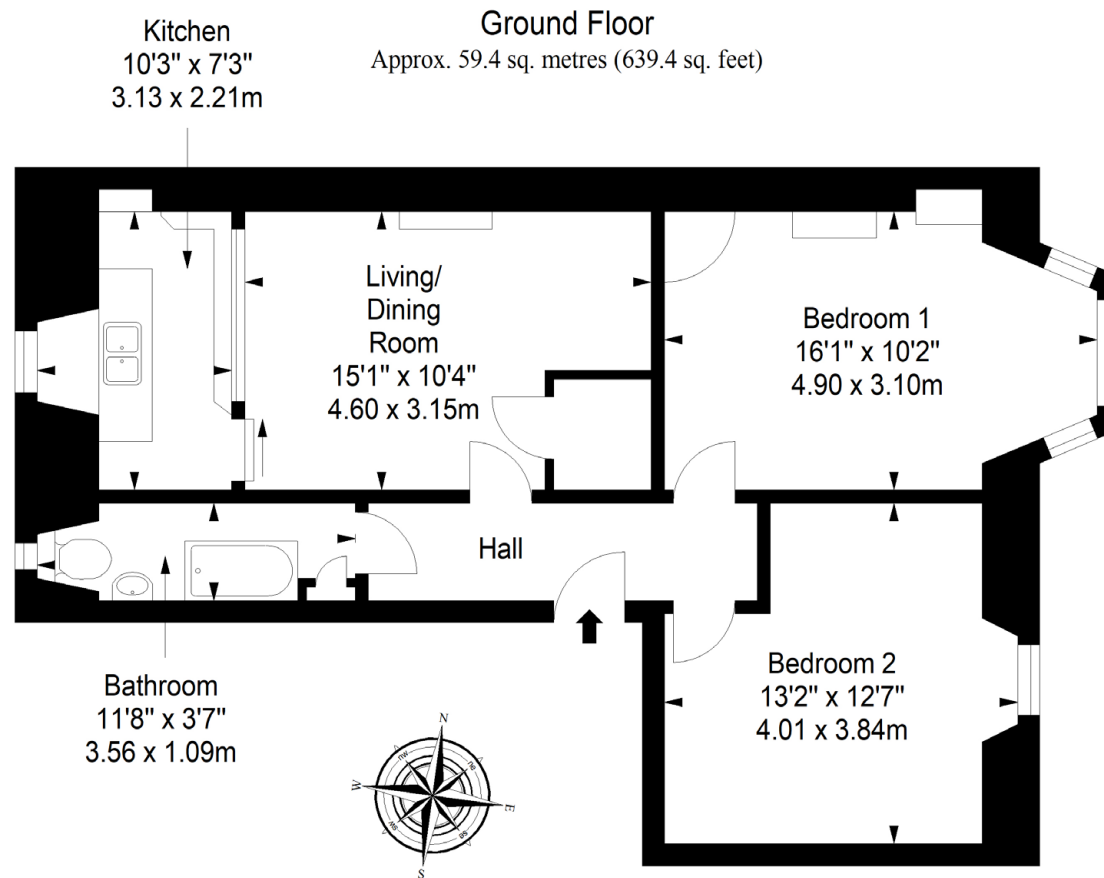
Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Features

- Spacious lower villa
- Well-connected central city location
- Excellent opportunities for modernisation
- Secure phone entry system
- Entrance hallway
- Living/dining room with fireplace
- West-facing galley-style kitchen
- Two double bedrooms (one with period details)
- Bathroom with overhead shower
- Private gardens to the front
- Communal rear garden
- On-street parking
- Double-glazed windows
- Freehold Property
- EPC Rating - F
- Council Tax Band - C



Floorplan



Total area: approx. 59.4 sq. metres (639.4 sq. feet)

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DISCLAIMER
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.