



Offers over £150,000 45/4 Findlay Avenue, Restalrig, Edinburgh, EH7 6EY







Light, Well Proportioned & Newly Upgraded First Floor Flat

CLOSING FOR OFFERS: FRIDAY 5TH JULY 2024 AT 12 NOON

This is a light, well-proportioned first floor flat forming part of a block of four similar style properties pleasantly located with a bright rear southerly aspect towards Arthur's Seat in the popular Restalrig district lying east of the city centre.

Convenient to local amenities, schools and transport links, this excellent starter flat with letting potential offers charming accommodation with useful storage comprising: inner hall, generous twin windowed lounge, good-sized well fitted kitchen/diner with appliances, two double bedrooms and stylish bathroom with three-piece white suite/electric shower. Newly upgraded and freshly decorated throughout with new fitted floor coverings, this extremely desirable property is presented to the market in true move-in condition. Comfort is further assured by means of gas central heating and double-glazed windows. There is a well-tended private garden to the side of the building and a shared garden/drying area to the rear.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Lounge	14'2 x 11'3 (4.32m x 3.43m)
Bedroom 1	11'3 x 10'1 (3.43m x 3.07m)
Bedroom 2	11'3 x 7'8 (3.43m x 2.34m)
Kitchen/Diner	11'3 x 9'11 (3.43m x 3.02m)
Bathroom	7'9 x 4'7 (2.36m x 1.40m)



LOCATION

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EXTRAS Add text here

EPC RATING C

VIEWING

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45/4 Findlay Avenue



Schematic Diagram Only - Not To Scale Plan produced using PlanUp.



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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.