



59 Restalrig Avenue

Edinburgh, EH7 6PN

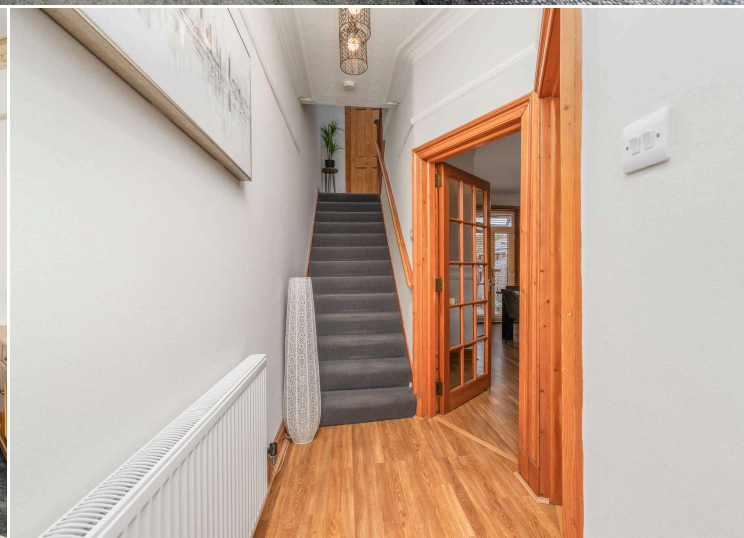


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Well presented 3 bedroom mid-terraced family home within the popular Craigentenny area.

- Bay windowed sitting room
- Dining room
- Kitchen
- 2 double bedrooms
- Bedroom 3/study
- Shower room with 3 piece suite
- Front & rear garden
- Gas central heating & double glazing
- Excellent location close to local amenities
- Bright & spacious family home



Offers Over: £355,000

EPC Rating: D

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

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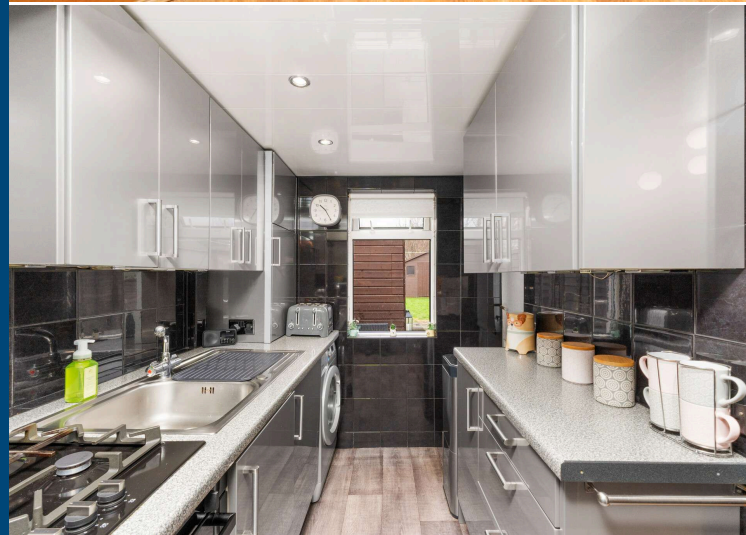
About the Property

Situated in the sought after Craigentenny area to the East of the city centre, this 3 bedroom terraced house offers a bright and spacious home for a growing family. The property is conveniently located close to local amenities and only a short distance from Promenade.

Further benefits include front and rear gardens, gas central heating, double glazing.

Extras

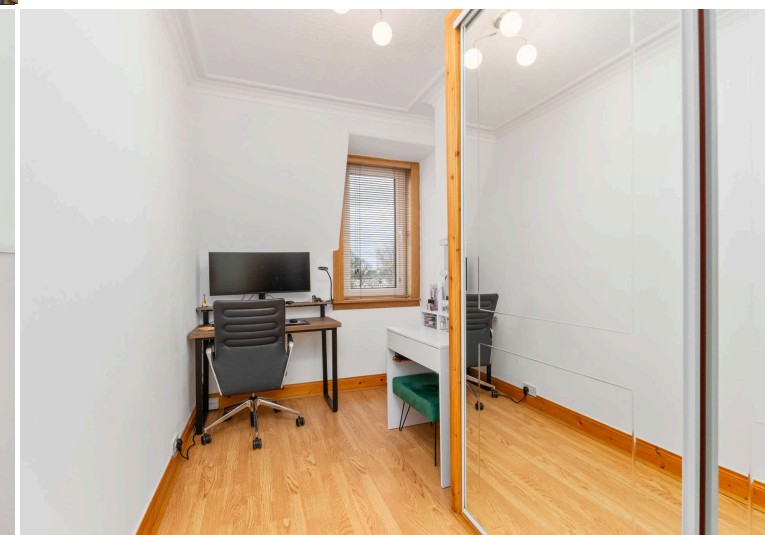
To include all fitted floor coverings, blinds and curtains, fridge/freezer, oven, hob, washing machine and garden sheds.





Location

Craigentinny lies a short distance to the east of the city centre. Within the vicinity there is an excellent range of amenities including schools, shops and recreational facilities. A Morrisons supermarket is within easy reach and there is also a post office, medical practice, public library, bank, bowling and tennis clubs nearby with further sports facilities at Meadowbank Sports Centre which is a short drive away. Further shopping is available at Meadowbank Retail Park and Fort Kinnaird Retail Park. The Edinburgh Royal Infirmary is a short distance away as are the open spaces of Holyrood Park and pleasant walks up Arthur's Seat. Regular bus services run to and from the city centre. There are also good links to all major motorway networks via the Edinburgh city bypass. Schooling is well represented from nursery to senior level in both public and private sectors.



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Total Area: 92.3 m² ... 993 ft²

All measurements are approximate and for display purposes only.





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.