



# 21/10 Easter Hermitage

Restalrig, Edinburgh, EH6 8DR



VMH ESTATE AGENTS



## Delightful 2 bedroom third floor flat with lovely views & residents' parking.

- Sitting/dining room
- Kitchen/breakfast room
- 2 double bedrooms - built in wardrobes
- Bathroom
- Views of Arthur's Seat & Firth of Forth
- Bright & well proportioned
- Popular & convenient location
- Lovely shared grounds
- Private residents' parking
- Electric heating & double glazing



**Offers Over: £190,000**

**EPC Rating: D**

**Council Tax: D**

**Tenure: Freehold**

Further information can be found in the home report.

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# About the Property

21/10 Easter Hermitage is a superb 2 bedroom third floor flat located in the popular Restalrig area of Edinburgh which lies north-east of Edinburgh city centre close to many local amenities and transport links. The property benefits from lovely views of Arthur's Seat and over the Firth of Forth as well as private residents' parking.

The interior is bright and well proportioned throughout and offers ideal accommodation in good order throughout. There is a secure entryphone system and this appealing factored development is set within delightful, well maintained shared grounds. There is also a large attic space providing additional storage.

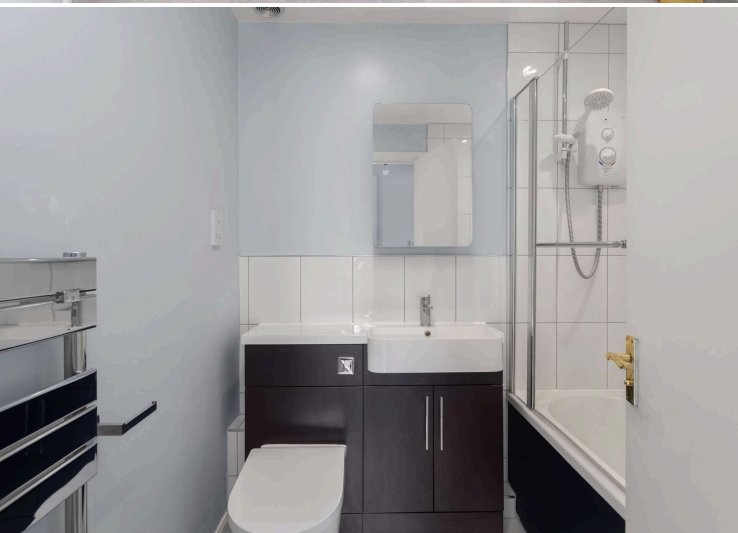
## Management

The development is factored and maintained by James Gibb for an approximate annual fee of £800.

## Extras

All fitted floor coverings, blinds, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price.

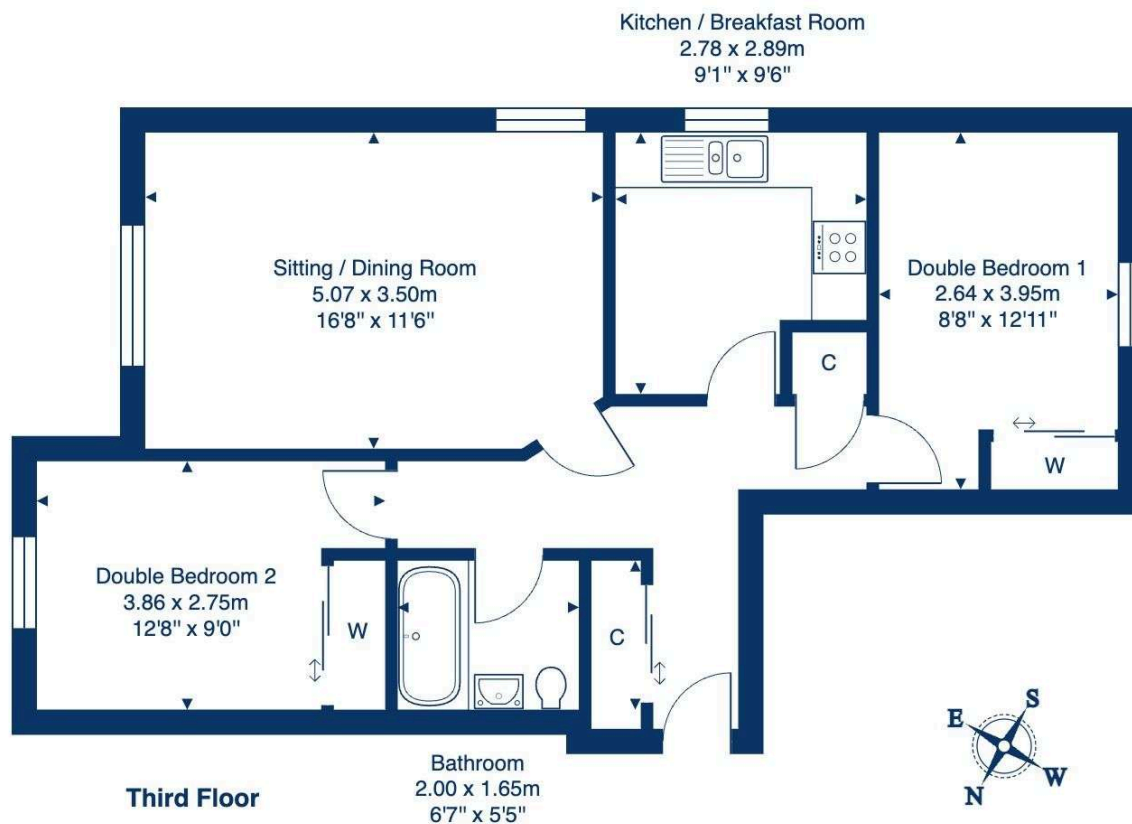




## Location

Restalrig is an established residential area which lies close to London Road less than two miles east of Edinburgh city centre. There are a number of local shops and Meadowbank Retail Park is just half a mile away. For recreational and leisure facilities the Queens Park and Arthur's Seat are all easily accessible along with cycle tracks that intersect the whole neighbourhood. Excellent bus services provide quick and regular access to the city centre and surrounding areas. The City Bypass is approximately two miles from the property, which provides links to Edinburgh International Airport and other major motorway networks.

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Total Area: 62.2 m<sup>2</sup> ... 669 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





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*More* is our middle name.

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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.