



# 39/6 Restalrig Road

Leith Links, EDINBURGH, EH6 8BD



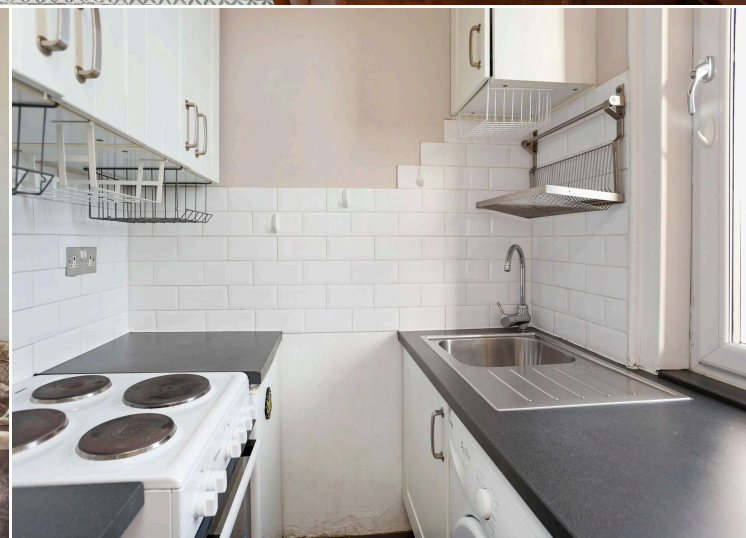
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## 2 bedroom 2nd floor flat in the popular Leith Links area, ideal for a first-time buyer.

- Sitting room
- Kitchen
- Double bedroom with study/boxroom off
- Single bedroom
- Bathroom with 3-piece suite
- Secure entryphone system
- Ideal for a first time buyer
- Excellent location close to amenities
- Communal rear garden
- Gas central heating & double glazing



**Offers Over: £230,000**

**EPC Rating: C**

**Council Tax: C**

**Tenure: Freehold**

Further information can be found in the home report.

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# About the Property

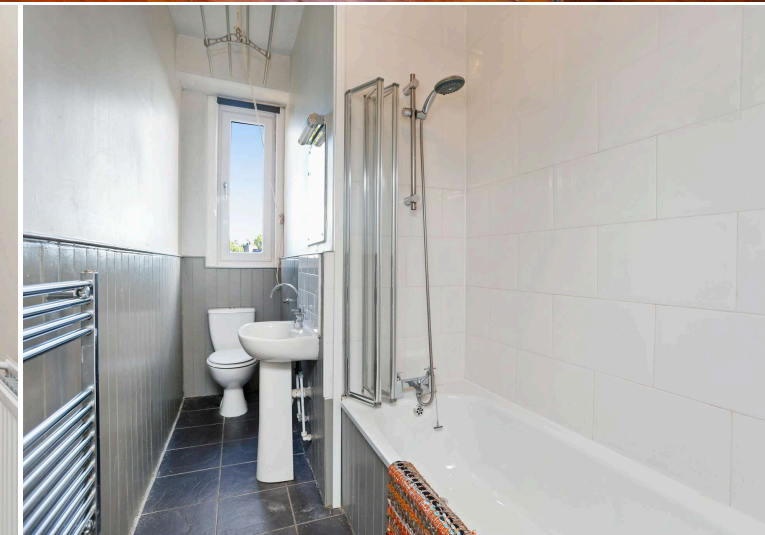
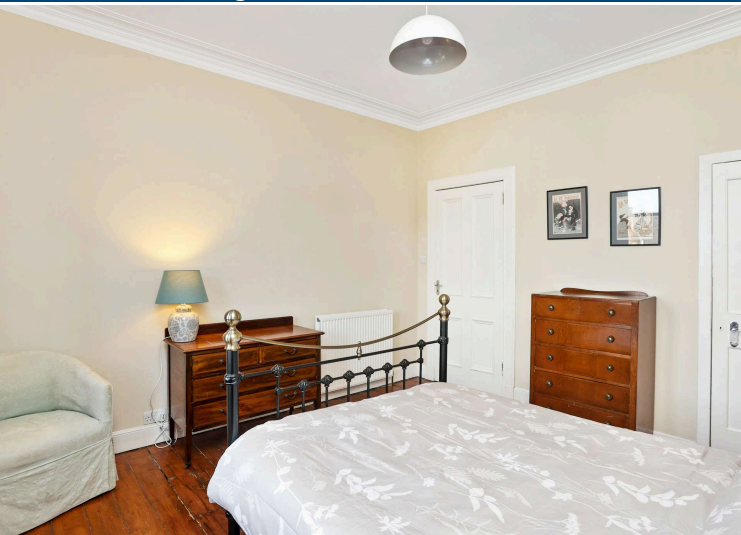
Located in the popular Leith Links area to the east of the city centre, and close to a wealth of local amenities, this 2 bedroom with a boxroom 2nd floor flat offers an excellent opportunity for a first-time buyer or investor alike.

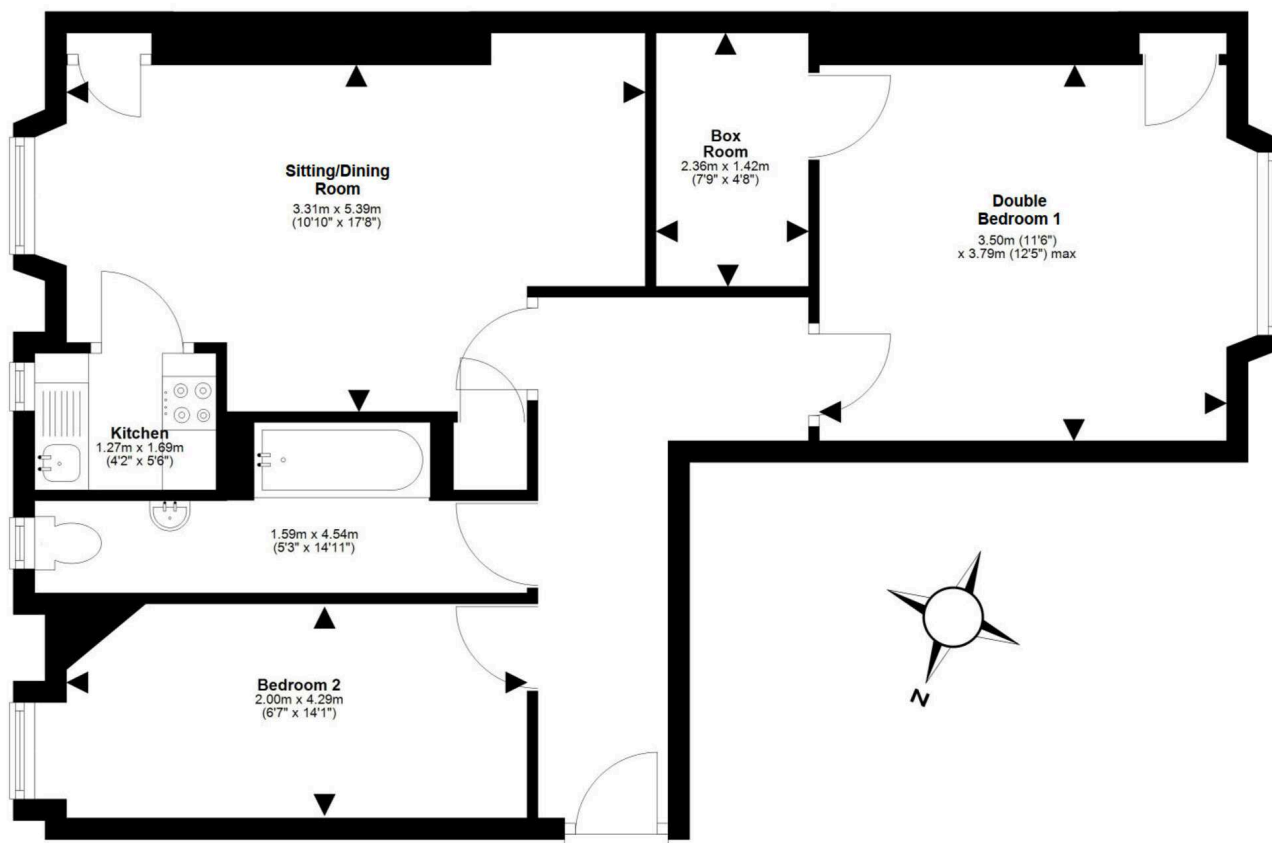
Internally the property is bright & well-proportioned with a neutral decor throughout.

Further benefits include gas central heating, double glazing & a well maintained communal rear garden.

## Extras

To include all fitted floor coverings, curtains, blinds, fridge, washing machine and freestanding cooker.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.

## Location

Leith Links, which lies to the North-East of the city centre, has a range of local shopping facilities which cater for day to day needs with a more comprehensive variety available in nearby Leith Walk and Ocean Terminal. Its location, within close proximity to the Scottish Government's offices at Victoria Quay, offers regular public transport runs to and from the city centre and surrounding areas.

Recreational amenities include nearby Leith Links and Meadowbank Sports Stadium which offers indoor and outdoor facilities. The fashionable Shore district offers an increasingly large choice of renowned restaurants and wine bars. Golf courses include Craiginny, Portobello and Duddingston. Good schooling is nearby in both the state and private sectors.





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