

42 EAST RESTALRIG TERRACE

LEITH, EDINBURGH, EH6 8EE

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

42 East Restalrig Terrace is a charming and spacious lower villa on a quiet residential street. This beautifully maintained three-bedroom home offers an inviting and practical layout ideal for families, professionals, or anyone seeking a comfortable and stylish city residence.

Upon entering, you are welcomed by a generous hallway that leads into a bright lounge featuring large windows. The lounge offers plenty of space for comfortable seating and entertaining guests. The kitchen is well-equipped with modern appliances and ample storage, making it a practical space for everyday cooking and dining.

KEY FEATURES



Beautifully presented lower villa.



Three double bedrooms, one with an en-suite.



Private front and rear gardens.



On street parking.



Within a short walk of Leith Links.



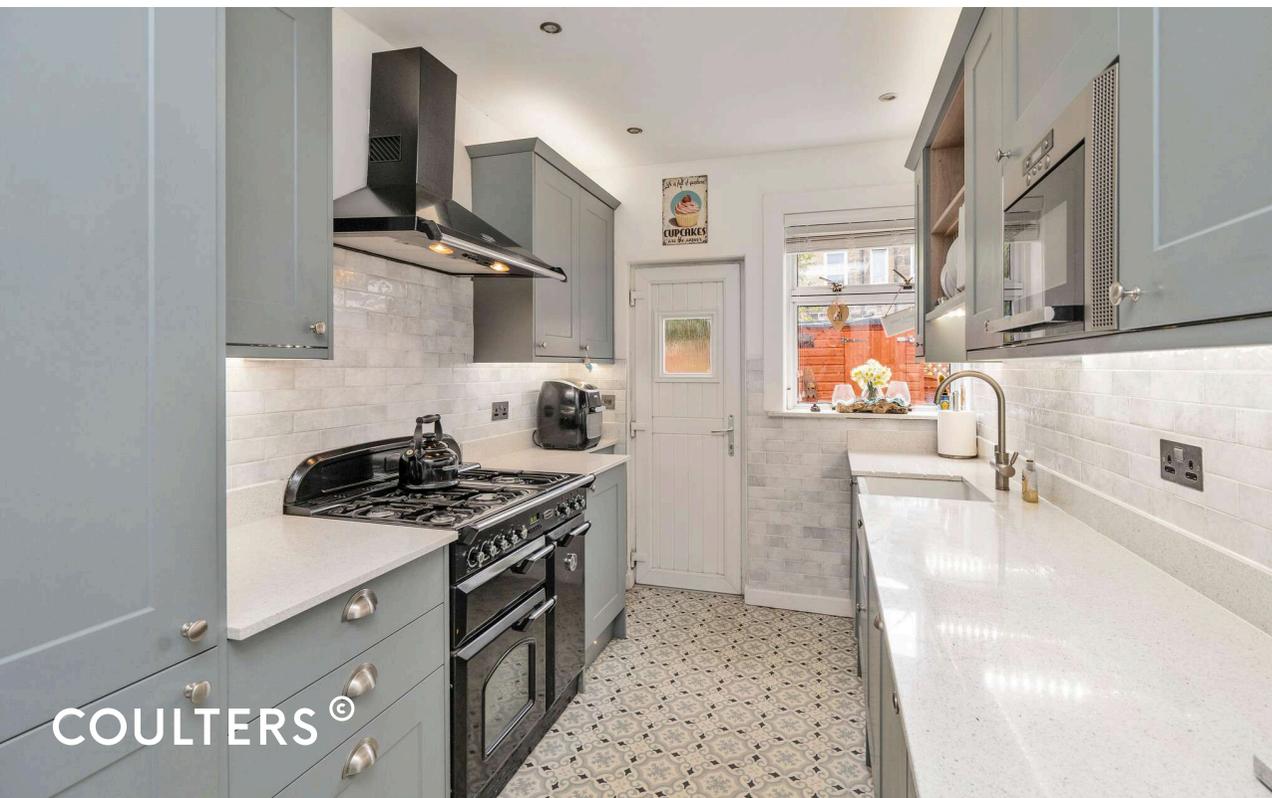
Excellent amenities and transport links nearby.

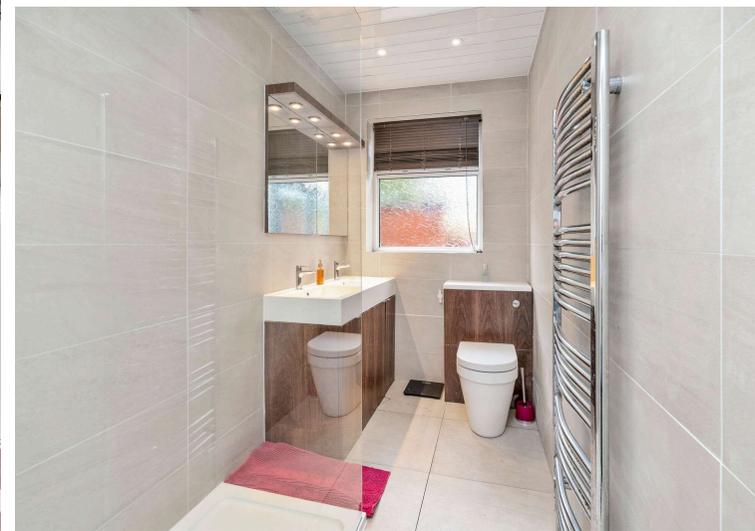


EPC Rating - C



Council Tax Band - D





The property boasts three well-proportioned bedrooms, including a principal bedroom with a private en suite bathroom and double French doors to the rear garden. The additional bedrooms are versatile and can accommodate family, guests, or be adapted as a home office. A separate family bathroom is also provided and completes the accommodation.

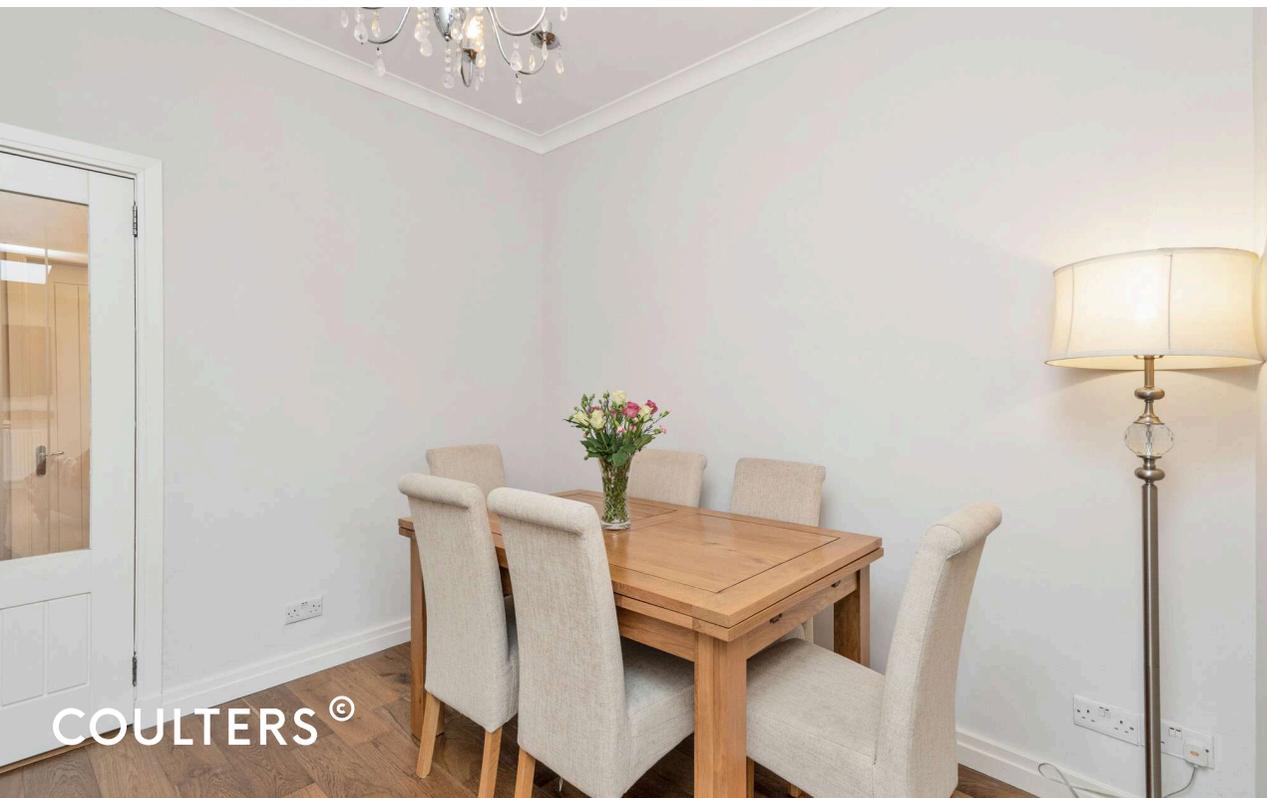
Externally the property hosts private front and rear gardens that offer peaceful areas for relaxation, gardening, or outdoor dining. Convenience is further enhanced with unrestricted on-street parking.



THE LOCAL AREA

Historic Leith is a bustling and sought-after area with a wide variety of leisure and retail amenities and only a 20-minute bus journey from Edinburgh's city centre. In addition to its proximity to Leith Walk with its bars, cafés, and takeaways it is a five-minute drive from Ocean Terminal with its well-known retailers, restaurants, gym, and cinema.

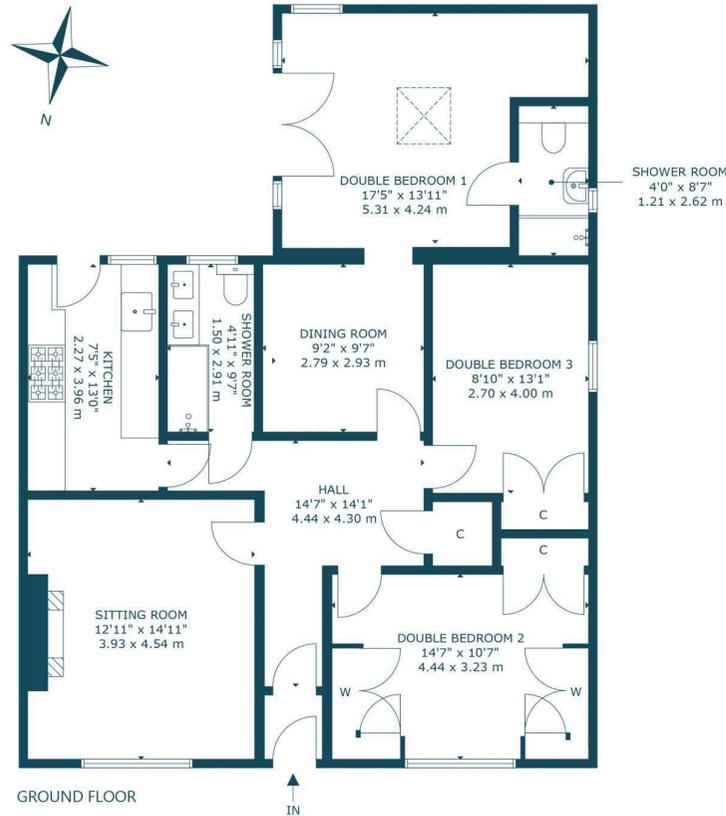
The cosmopolitan Shore on the waterfront with its Michelin starred eateries, and popular bars and bistros is less than one mile away. There is direct access to The Water of Leith walkway and National Cycle Route 75 which takes you straight to Stockbridge. Nearby schooling includes Granton Primary and Holy Cross RC Primary, Broughton High and St. Thomas of Aquin's RC High School. Regular bus services will take you swiftly into the city centre and the tram stops at The Shore or Newhaven are less than 20 minutes walk away.



EXTRAS

All curtains, blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,155 SQ FT / 107 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.