



Restalrig

45 Restalrig Road South
EH7 6LF



Extended Semi-Detached House

OFFERS OVER £285,000

- Entrance vestibule
- Hallway
- Living room
- Extended kitchen
- 2 double bedrooms
- Shower room
- Private rear garden
- Private driveway
- Gas central heating
- Double glazing
- Floored attic space
- Situated within a cul-de-sac
- Potential to extend further subject to planning



Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321



Viewing is highly recommended of this 2 bedroomed extended semi-detached house situated in a cul-de-sac within a popular residential area of Restalrig, located east of Edinburgh city centre. Local shops can be found throughout, with a Morrisons superstore on Portobello Road and a Sainsbury's at Meadowbank Retail Park. An extensive range of high-street names can be reached at the St James Quarter along with a choice of restaurants and bars. The Ocean Terminal offers further high-street retailers, as well as restaurants, bars, multi-screen cinema and 24-hour gym. For recreation nearby Leith Links and Lochend Park offers open green space as well as Meadowbank Sports Stadium, bowling and Craighentinny Golf Course all within easy reach.

The property opens to an entrance vestibule which takes you to the hallway with stairs to the upper level, a handy understairs storage cupboard and gives access to the living room and kitchen. The living room enjoys a dual aspect and has a gas-powered fireplace within a surround (not working). To the rear of the house is the extended dining kitchen which has base and wall units, integrated oven with electric hob, freestanding fridge freezer, and a washing machine. The kitchen also features sliding doors which gives access to the rear garden.

Upstairs the landing gives access to the rest of the accommodation and has a hatch to the attic. A well-proportioned double bedroom is found to the front and features fitted wardrobes. A second double bedroom is to the rear and also has fitted wardrobes.

Completing the accommodation is the rear facing shower room with tiled walls, WC, wash hand basin and an electric powered shower unit. The house enjoys a well cared for and fully enclosed rear and side garden with an easy to maintain patio and decking area.

Additional benefits include a private driveway to the front, double glazing, gas central heating, unrestricted on street parking in the surrounding area and a fully floored attic.

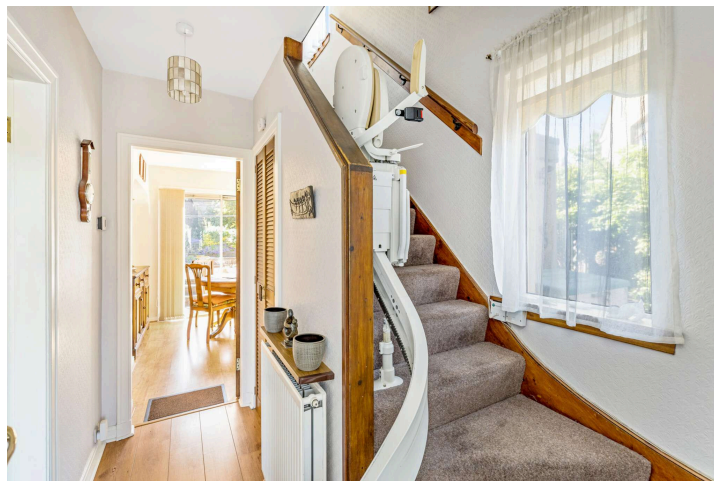
EXTRAS

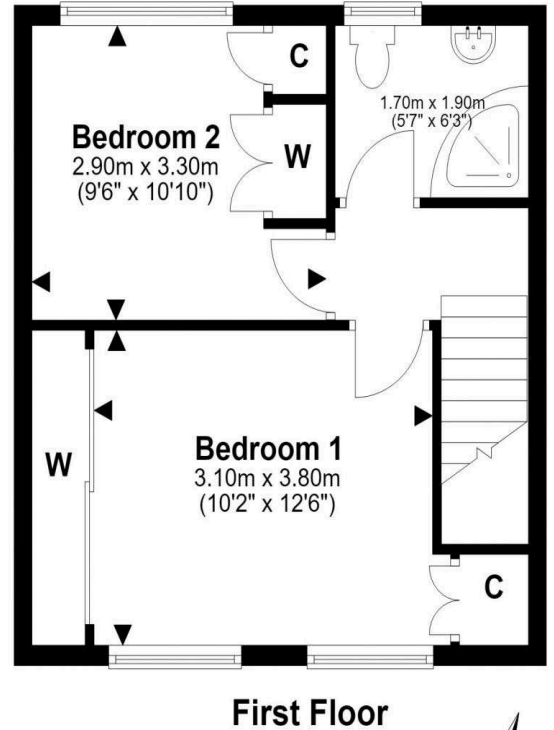
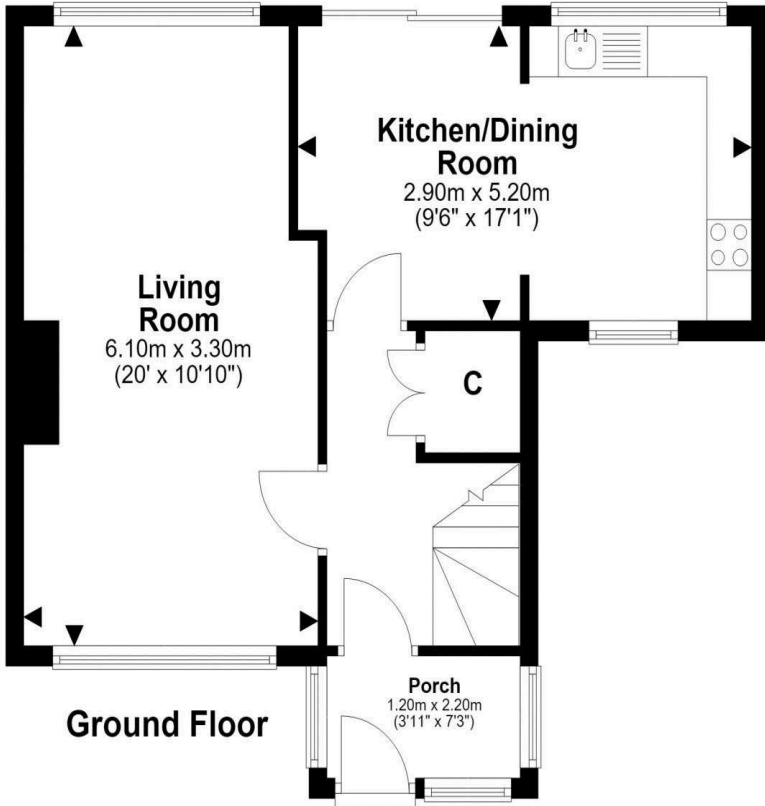
All white goods curtains, blinds, carpets and light fittings to be included in the sale. No warranties to be given.

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc