



# Restalrig

35 Easter Hermitage  
EH6 8DR



## Upper Flat

OFFERS OVER £225,000

- Entrance vestibule
- Hallway
- Living room
- Dining kitchen
- 2 bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Private rear garden
- Residents parking
- Attic



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

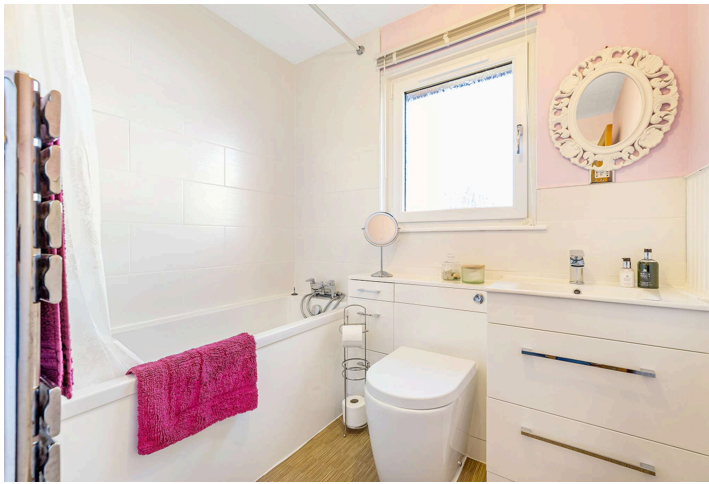






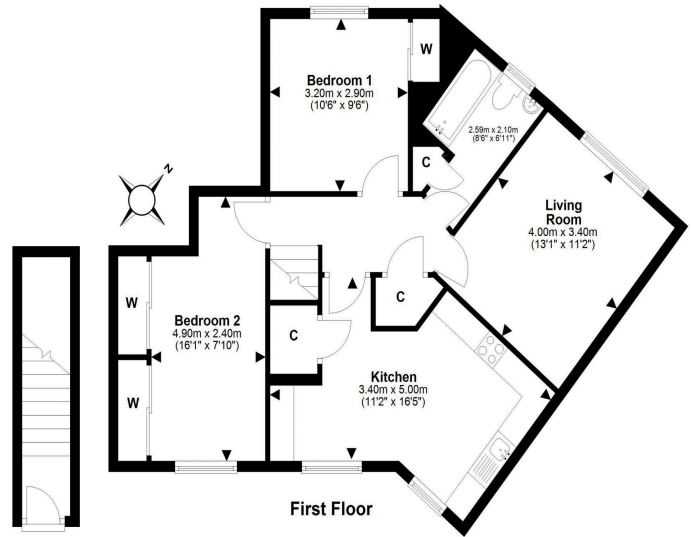






Restalrig is a popular residential area, located east of Edinburgh city centre. Local shops can be found throughout, with a Morrisons superstore on Portobello Road and a Sainsbury's at Meadowbank Retail Park. An extensive range of high-street names can be reached at the newly built St James Quarter along 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 Craigminty Golf Course all within easy reach.

This upper flat opens to an entrance vestibule with stairs to the hallway which features a built-in storage cupboard and gives access to the rest of the flat. The living room is situated to the rear and enjoys twin windows letting in plentiful natural light, and plain cornice. The dining kitchen is situated to the front and has base and wall units, integrated oven with gas hob, washing machine, tumble dryer, fridge, freezer, and a built-in storage cupboard. A double bedroom with 2 built in wardrobes is found to the front. To the rear is a second double bedroom which features a mirrored built in wardrobe. Completing the accommodation is a modern, rear facing bathroom with partially tiled walls, WC with hidden cistern, wash hand basin within a vanity unit, bath with an overhead main powered shower unit, a heated towel rail, and an airing cupboard.



Ground Floor

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.

Additional benefits include a private, well maintained rear garden, allocated parking space, gas central heating and double glazing.

## EXTRAS

To include the aforementioned white goods, curtains/blinds, carpets and light fittings (no warranties to be given).

## OFFERS

Offers Over £225,000 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.

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