Restalrig

102 Restalrig Avenue
EH7 6PW

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EPC Rating

Semi-Detached Bungalow

OFFERS OVER £320,000

- Hallway
- Living room
- Reception room
- Kitchen
- 2 bedrooms
- Bathroom

- Gas central heating
- Double glazing
- Private front and rear gardens
- Flexible accommodation

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

Viewing is highly recommended of this 2 bedroomed extended semi-detached bungalow situated 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 Craigentinny Golf Course all within easy reach.

The property opens into an entrance vestibule leading to a hallway, which provides access to much of the accommodation off. The living room features a bay window overlooking the street. To the rear, and accessed through the living room, is the kitchen, which is fitted with base and wall units and has space for a cooker. The boiler is housed in a kitchen cupboard, and a back door provides direct access to the rear garden. A double bedroom can be found to the front of the house and includes a small storage cupboard. To the rear of the house is a flexible reception room with the second bedroom off. Completing the accommodation is the rear-facing bathroom, fitted with a WC, wash-hand basin, and bath with overhead shower.

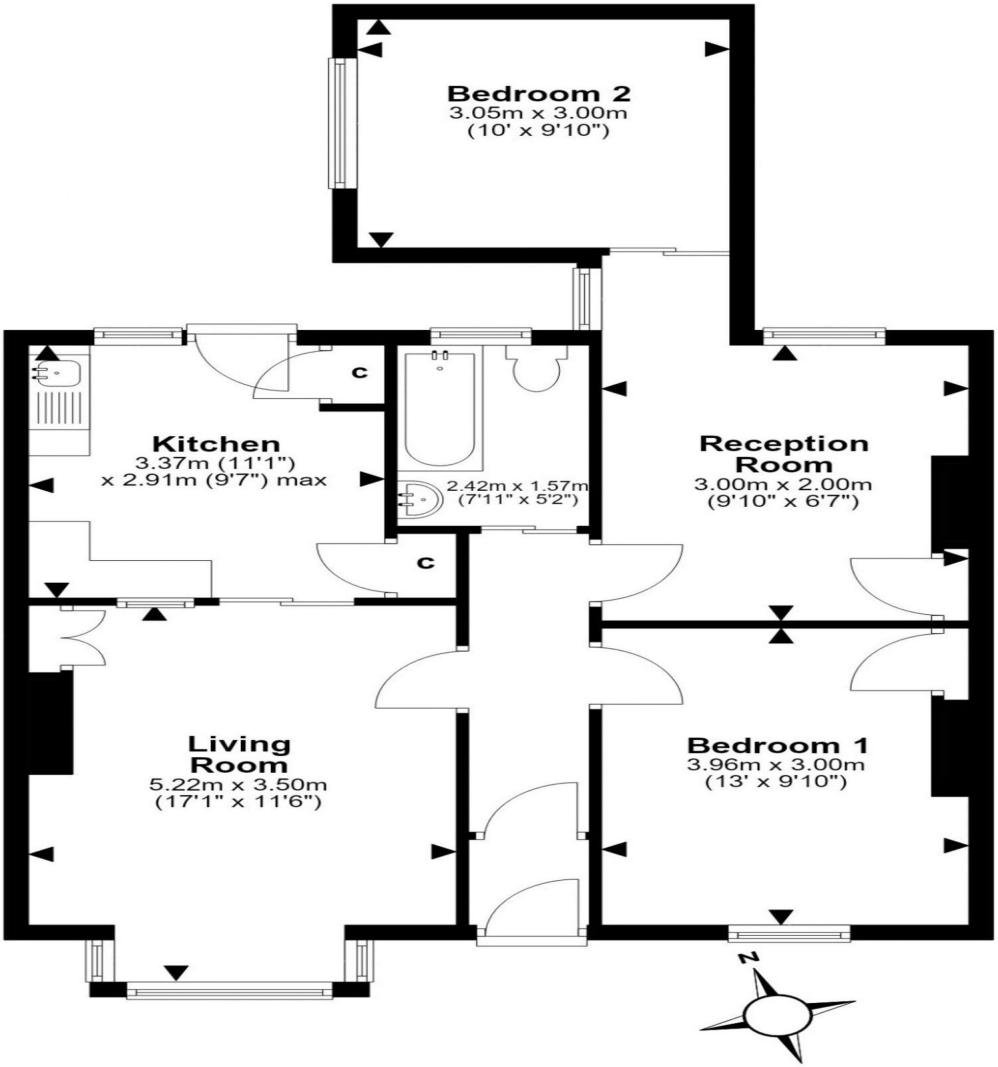
Additional benefits include a large private rear garden, multiple storage sheds, gas central heating and double glazing.

EXTRAS

To be sold as seen including any white goods, curtains, blinds, light fitting, floor covering and garden sheds.

OFFERS

Offers Over £320,000 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.



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.