



24 East Restalrig Terrace  
LEITH LINKS | EDINBURGH | EH6 8EE

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## 24 East Restalrig Terrace

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Most appealing traditional terraced villa, boasting lots of space and flexibility, much enhanced by a sought after mix of lovely period features and stylish modern fittings, plus a very sunny south-facing garden.

Viewing is essential to appreciate the charming features of this lovely home. Superb public living space is on offer including a spacious bay windowed living room, much enhanced by a wooden mantelpiece and eye-catching tiled inserts, decorative cornicework, sanded flooring and working window shutters, and, the hub of the home, an on-trend open plan kitchen with space for both dining furniture and casual seating. A range of attractive cream units is set against solid wood worktops in the kitchen area, where a doorway leads through to a handy utility room and downstairs WC. French doors allow a seamless transition from the house to a sunny, south-facing garden with lawn and patio area, plus access to an outhouse for storage. Lying off the entrance hallway is a large storage boxroom with its own built-in cupboard and the understair cupboard.

Intricate wrought iron railings topped by a wooden handrail enclose the painted wood stairway with carpet runner leading to the upstairs accommodation. Here you'll find the principal double bedroom, bathed in light from the bay window fitted with window seat, boasting a fine marble mantelpiece, ceiling cornice and sanded floor, two further bedrooms, and the stylish family bathroom showcasing a modern suite set including the bath with mixer shower and a striking ocean tone tiled surround.

- Bay window living room retaining fine period features
- Fabulous open plan kitchen/dining/family room
- Handy utility room
- Entrance vestibule and hallway with excellent storage
- Upper landing
- Principal bedroom with bay window
- Two further bedrooms
- Large beautifully fitted bathroom
- Stripped wood doors
- Sanded flooring and neutral tone carpeting
- Gas central heating
- Private front garden
- South facing private rear garden with outhouse

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.com) or call us on 0131 667 0232.



Council Tax Band: F Energy Rating: D

All fittings, curtains, blinds and integrated appliances (including tv on the bracket, fridge/freezer and washing machine) will be included in the sale.

Situated to the northeast of the city, the leafy residential suburb of Leith Links enjoys a tranquil, laid-back ambience within easy reach of the city centre. The vast, open space of Leith Links itself is home to a well-equipped play park, various football pitches and in the summer months it also hosts the annual Leith Festival Gala. Just minutes' walk from vibrant Leith Walk and the trendy Shore district, the area enjoys a fantastic blend of local services and amenities. The bustling shopping area around Great Junction Street, the New Kirkgate and the Foot of the Walk provides everything you need for day-to-day life, while more extensive shopping facilities are available in the city centre or at nearby Ocean Terminal shopping centre. Over recent years Leith has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring Shore district boasts no fewer than three Michelin-starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre and a 24-hour PURE gym at Ocean Terminal. Leith Links offers an excellent range of schools from nursery to secondary education. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.





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.