

27/5 RESTALRIG ROAD
LEITH LINKS, EDINBURGH, EH6 8BB

CURRAN & CO
PROPERTY



27/5 RESTALRIG ROAD
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OFFERS OVER £270,000



'Presented in true move-in condition, the property is located just a few minutes' walk from the wide-open spaces of Leith Links'

- Immaculately Presented Top Floor Victorian Flat
- Impressive Bay-Windowed Living Room
- Contemporary Dining Kitchen
- Two Double Bedrooms
- Stylish Shower Room
- Gas Central Heating & Double Glazing
- Beautiful Views
- Shared Rear Garden & Unrestricted Street Parking



Description

Positioned on the top floor of a traditional Victorian tenement building and enjoying beautiful views, 27/5 Restalrig Road is an immaculately presented, bright and exceptionally spacious two-bedroom flat. Presented in true move-in condition, the property is located just a few minutes' walk from the wide-open spaces of Leith Links and is well positioned to take advantage of Leith's excellent range of amenities and transport links, including the tram network.

Entered through the well-maintained communal stair via a secure door entry system, the accommodation comprises: welcoming entrance hall; impressive living room with feature fireplace, bay

window with original panelling, shelved press and ornate cornicing; spacious dining kitchen with useful shelved pantry, fitted base units, ceramic sink, integrated electric oven, stainless steel gas hob and dishwasher; two carpeted double bedrooms; sizeable box room; and a stylish shower room with tongue-and-groove panelling, tiled walk-in shower enclosure, honeycomb tiled floor and heated chrome towel rail.

Further benefits of this property include gas central heating via an efficient combi boiler, double-glazed sash and case windows, and original stripped wood flooring throughout the hall, living room and dining kitchen.

Externally, there is a shared rear garden

and unrestricted on-street parking to the front of the building and on surrounding streets.

Extras

Extras to be included in the sale are all fitted blinds and integrated kitchen appliances.

EPC Rating

The energy efficiency rating of this property is band C.

Council Tax

This property is subject to council tax band C.





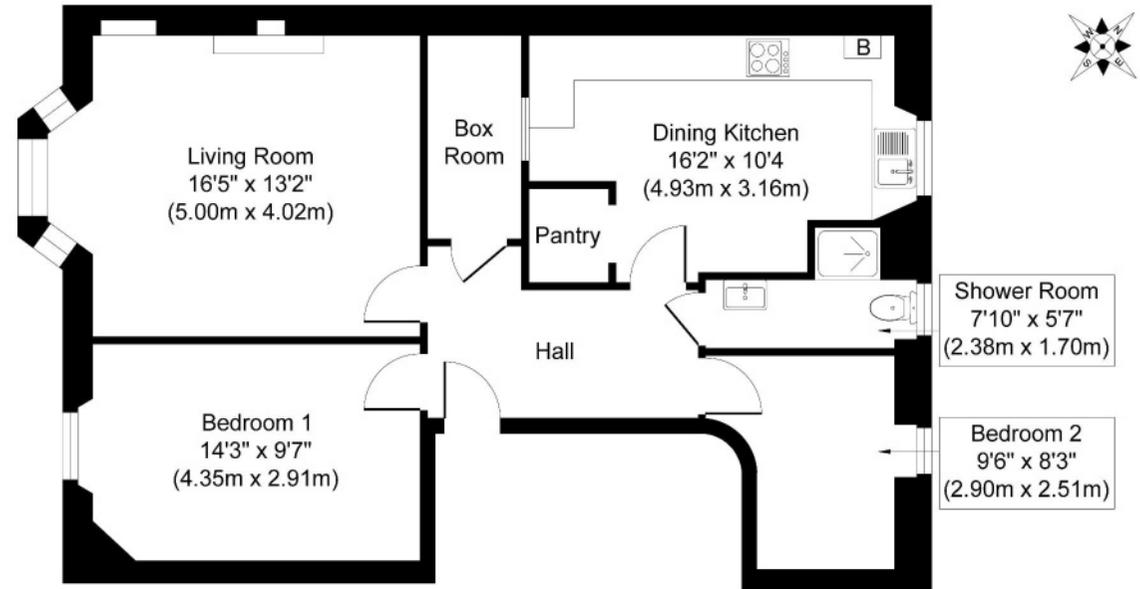
CURRAN & CO PROPERTY

33 Roseburn Terrace
Edinburgh
EH12 5NQ

T 0131 259 9177

E info@curranandcoproperty.co.uk

W www.curranandcoproperty.co.uk



Third Floor
Approximate Floor Area
775 sq. ft
(72.00 sq. m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.