

22 Restalrig Road, Leith Links, Edinburgh, EH6 8BN



Description

Superb dual-facing double upper colonies villa, full of character, situated in the popular residential district of the much sought after Leith Links. Occupying a great location, the property is perfectly placed to take advantage of a wonderful range of amenities including contemporary bars, cafes, restaurants, boutique shops and services which means it's one of the most fashionable areas of the City and offers an enticing opportunity for city professionals and families.

Features

- Charming three bed double upper colony with its own main door
- Adjacent to the open green spaces of Leith Links and short stroll to a wonderful range of amenities
- Versatile living space with period detail
- Focal point fireplace in living room
- Well equipped kitchen/dining room with adjoining utility room
- Cleverly utilised snug/office area
- Stylish 3 piece bathroom featuring separate shower enclosure
- Gas central heating, mixture of sash and case double glazing
- Private garden
- On street parking

Extras

All curtains and blinds, fridge, dishwasher and garden shed are included in the sale.

EPC Rating: C

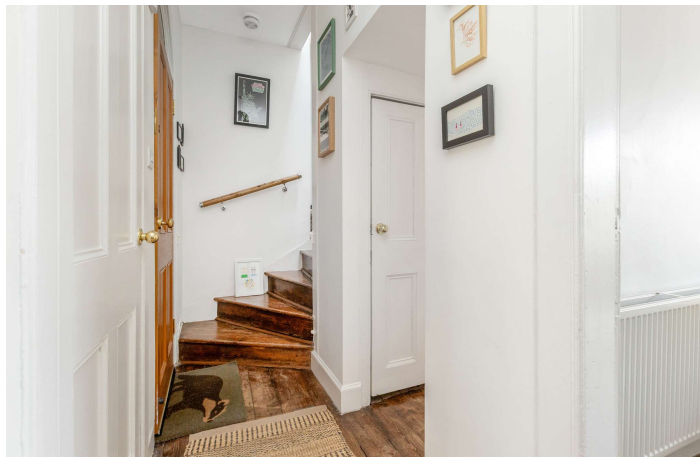
Price and Viewing

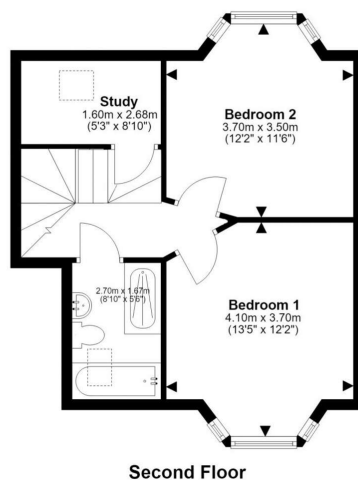
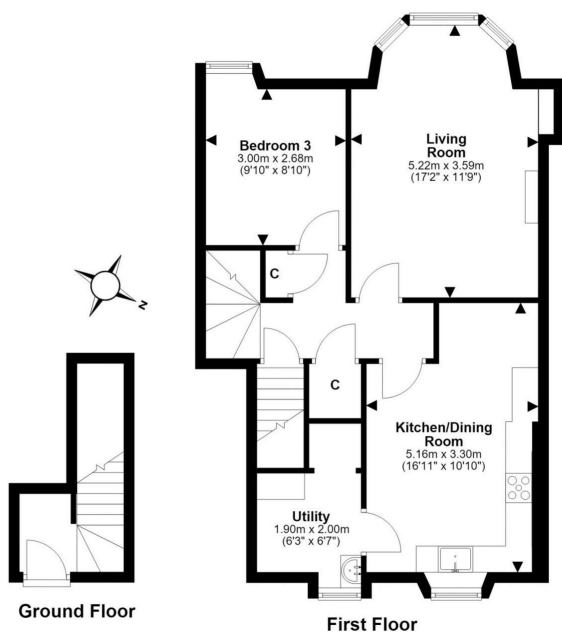
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Situated approximately two miles northeast of the city centre, the area of Leith Links forms part of Edinburgh's increasingly popular Leith district, which recently featured on The Times' list of 'Coolest places to live in Britain'. The Port of Leith, with its proud identity and sense of community, boasts a fascinating heritage, with many of the old bonded-warehouses and grand merchant buildings having been given a new lease of life as part of a comprehensive regeneration project. Residents enjoy the open green spaces of Leith Links and Claremont Park right on their doorstep. These are home to children's play areas, football pitches, tennis courts, a cricket pavilion, and a community croft. Meanwhile, the services and amenities around Great Junction Street and Leith Walk are minutes' walk away, and just around the corner is The Shore: a cosmopolitan hotspot of artisan cafés, trendy bars, traditional pubs, and award-winning restaurants. More extensive shopping is available at Ocean Terminal shopping centre, which accommodates a cinema complex, a 24-hour gym and many high-street stores. Primary and secondary schooling is provided locally and the area benefits from fantastic public transport links including the newly opened tram line which provides the area with a direct commute through the city centre to Edinburgh International Airport.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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