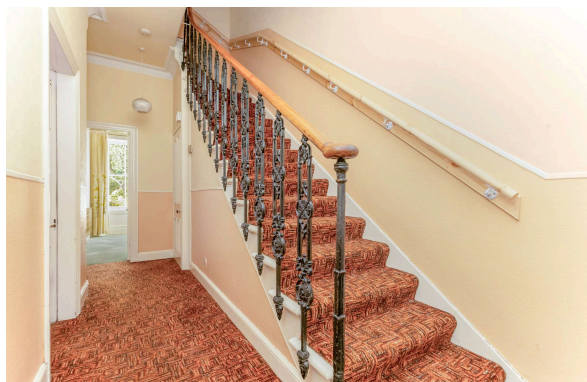




50 East Restalrig Terrace
LEITH LINKS | EDINBURGH | EH6 8EE


warners
solicitors & estate agents



50 East Restalrig Terrace

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Exceptionally light and spacious traditional mid terraced villa peacefully situated in a pleasant residential street only a short walk from the green expanse of Leith Links. Ideal for a family, this large home offers particularly flexible accommodation with bay windows in the living room and main bedroom ensuring maximum natural light. Lovely views can be had from this bedroom, across the rooftops towards the Forth Estuary and Fife hills. Although now requiring modernisation, the property is ready for someone to put their own stamp on it. More than ample storage space is provided on both floors of the house, plus a part floored loft space reached by a ladder. Well stocked private garden grounds to front and rear showcase a variety of mature shrubs and plants. The rear garden is south facing and catches the best of the sun during the day. Free parking is available on the street to front.

- Mosaic tiled entrance vestibule
- Hallway/cupboard/wrought iron balustrade to stair
- Bay window living room
- Dining room/Bedroom 4
- Dining kitchen
- Utility room
- Shower-room & separate WC
- Storage boxroom
- Principal bedroom with bay window
- Two further double bedrooms
- Bathroom
- Boxroom with ladder to part floored attic
- Sunny south facing rear garden & Private front garden
- Unrestricted on-street parking
- Electric heating

Energy Rating: F | Council Tax Band: F
There is no factor associated with this property

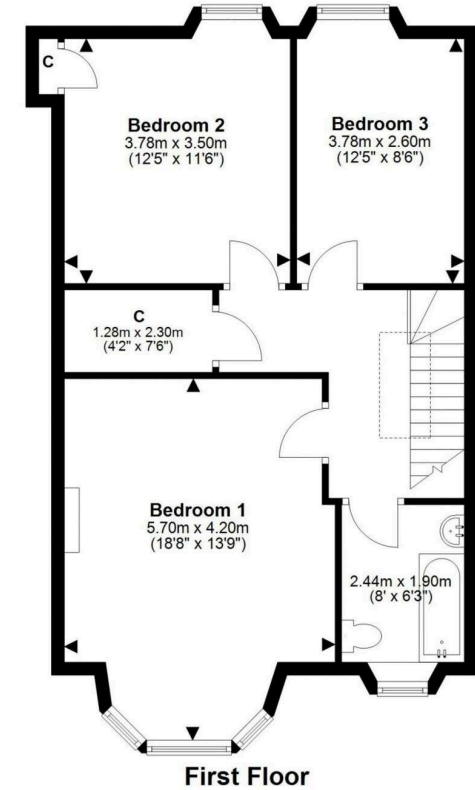
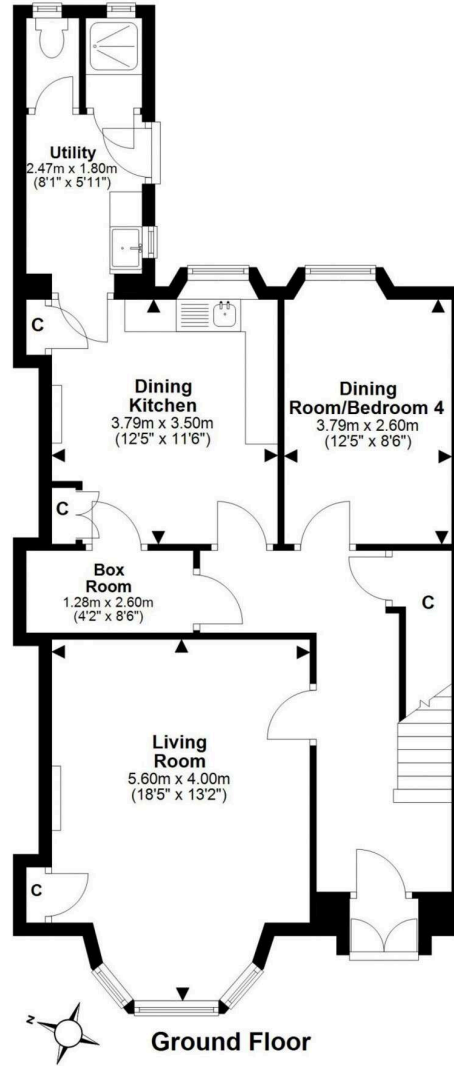
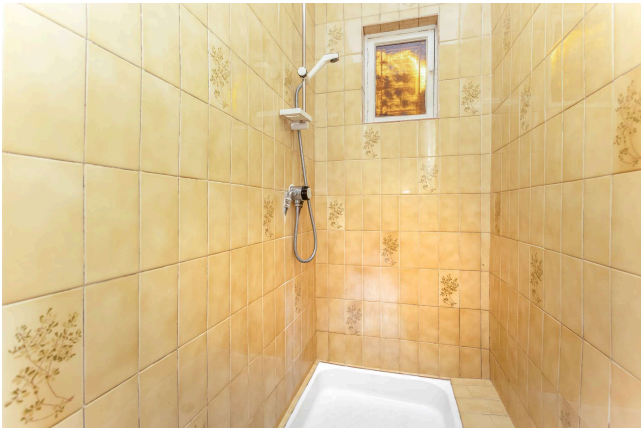
Extras: curtains, light fittings and floor coverings

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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 (traditional Victorian swimming baths with a well-equipped gym and fitness studios) 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.