



Restalrig

24 Ale Moor Park
EH7 6US



Detached

OFFERS OVER £398,000

- Entrance vestibule
- Bright open plan living/ dining room; kitchen
- Downstairs bedroom
- 3 further bedrooms (one with en-suite)
- Bathroom
- Large enclosed rear garden with summerhouse
- Private driveway and front garden
- Loft (partially floored)
- Gas central heating
- Double glazing
- Provides excellent family accommodation
- Turnkey condition

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





This exceptionally presented detached family home is in the 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 newly built 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 to a bright entrance vestibule which gives access to the living room and the downstairs bedroom which is to the front of the property and offers built-in wardrobes. The open plan living room/dining room/kitchen enjoys a dual aspect with the living area to the front and has stairs to the upper level, while the dining area to the rear offers sliding doors to the rear garden. The kitchen area offers a range of modern wall and base units and a deep built in storage cupboard, side access to the garden, along with several integrated appliances including an oven and gas hob, cooker good, undercounter fridge, freezer, and washing machine.

Upstairs the hallway has a built-in storage cupboard, and a hatch to the attic. The master bedroom is situated to the rear of the house and enjoys a built-in double wardrobe and an ensuite off. The ensuite has tiled floor, splashboard walls, WC with hidden cistern, wash hand basin within a vanity unit, electric powered shower unit, and a heated towel rail. Two additional bedrooms are found to the front and both features built in mirrored wardrobes.

Completing the accommodation is a modern family bathroom which is fully tiled and has a WC with concealed cistern, wash hand basin within a vanity unit, bath with mains powered shower overhead, and a heated towel rail.

The house enjoys a large private and fully enclosed rear garden with a lawn area, patio, and a decked area ideal for alfresco dining. There is also a spacious summer house with a bar and fitted TV ideal for entertaining. Additional benefits include a front garden, private driveway, partially floored attic, gas central heating and double glazing.

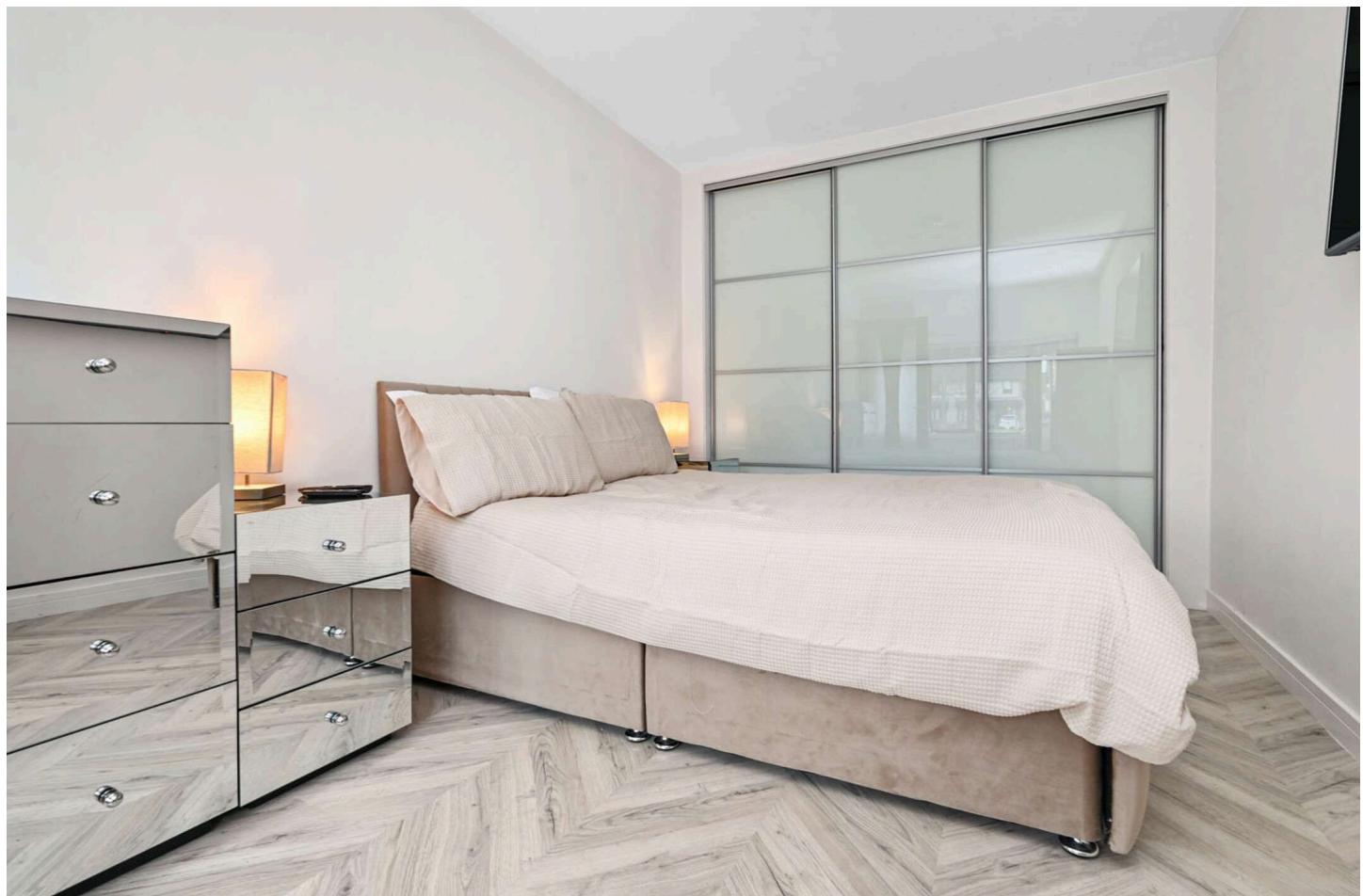
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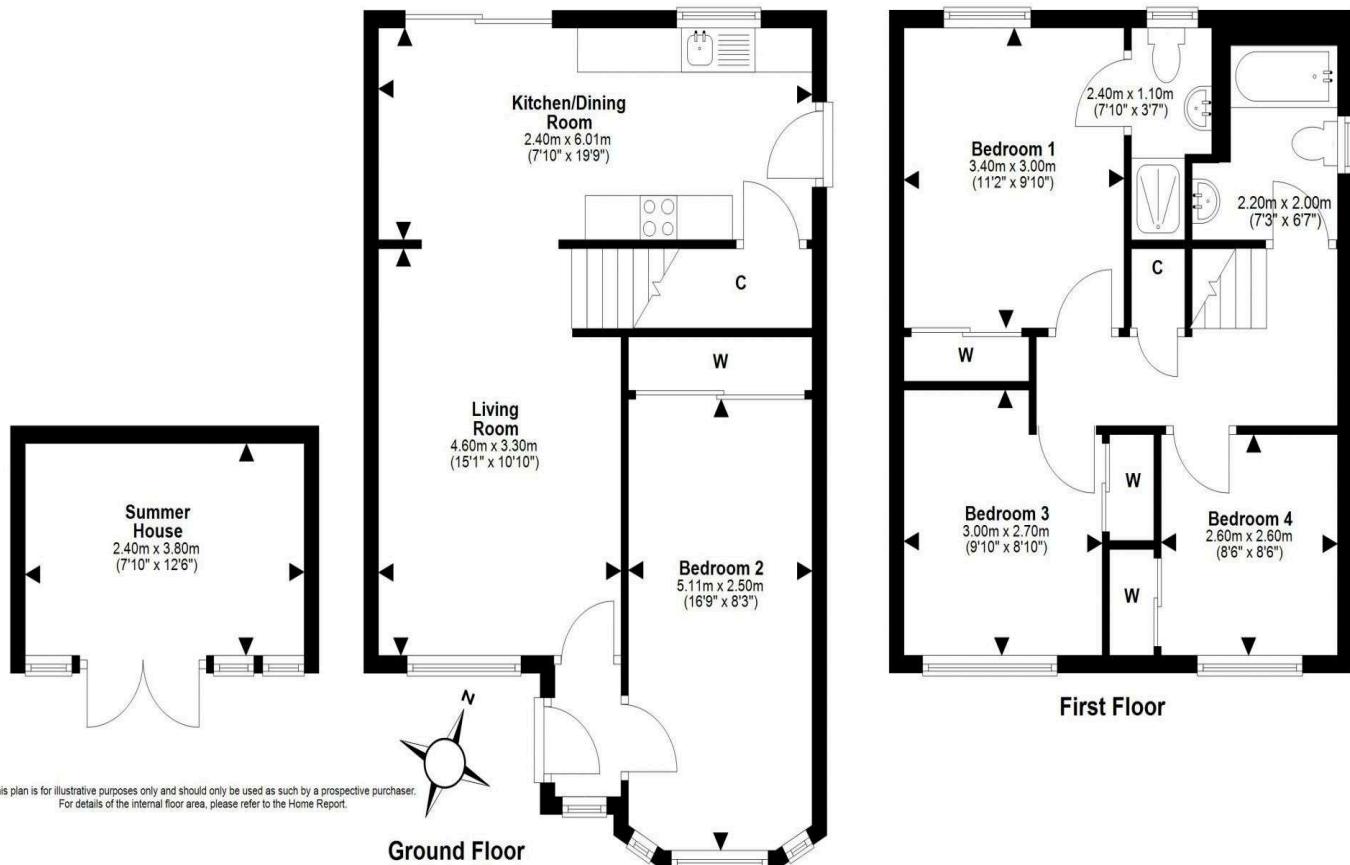
To include all white goods, light fittings, curtains/blinds, carpets, summer house and TV in the summer house. No warranties to be given

OFFERS

Offers 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.



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