



23/1 Restalrig Road
Edinburgh
EH6 8BB



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Ground Floor Flat



accommodation

- Entrance hall
- Sitting / dining room
- Fitted kitchen
- Two double bedrooms
- Shower room

features

- Gas central heating (feature period style radiators)
- Double glazing with privacy film
- Sanded floors
- Security entry system
- Excellent storage throughout
- Communal gardens
- Great location

description

Impressive, stylish ground floor flat, in a prime residential location just a short walk from the wide open spaces of Leith Links and the boutique shops, bars, cafes and restaurants at The Shore. The accommodation briefly comprises entrance hall with sanded floor, two storage cupboards and feature ceiling light, immaculate sitting room / dining room with sanded floor, decorative cornice and period style fireplace, fitted kitchen / breakfast room with appliances, superb double bedroom, quietly located to the rear with painted floorboards and walk in wardrobe, second double bedroom with sanded floor and refurbished shower room white suite electric shower fitting and feature hexagonal tiles. There is a communal garden to the rear. Overall, early viewing is highly recommended of this wonderful flat as it will appeal to a wide variety of buyers, and is offered for sale in move in condition.



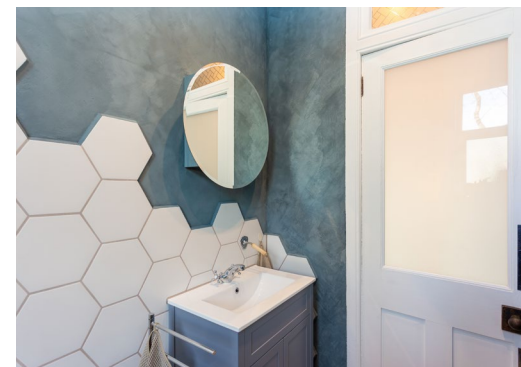
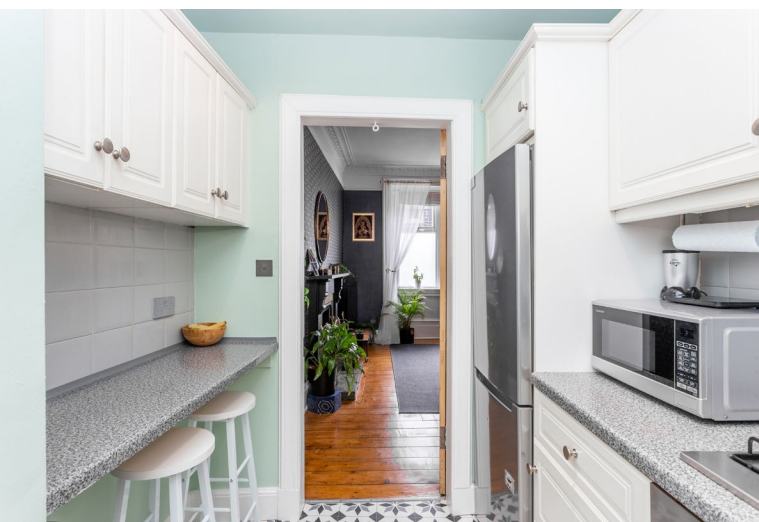
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Home Report
Value: £250,000

Items to be included in the sale price:

Ceiling light fittings, kitchen appliances (oven, hob, extractor hood, fridge/freezer and washing machine). All furniture may be available by separate negotiation.



espc **espc** CHARTERED FIRM

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