



71 Alemoor Crescent,
Edinburgh, EH7 6UJ



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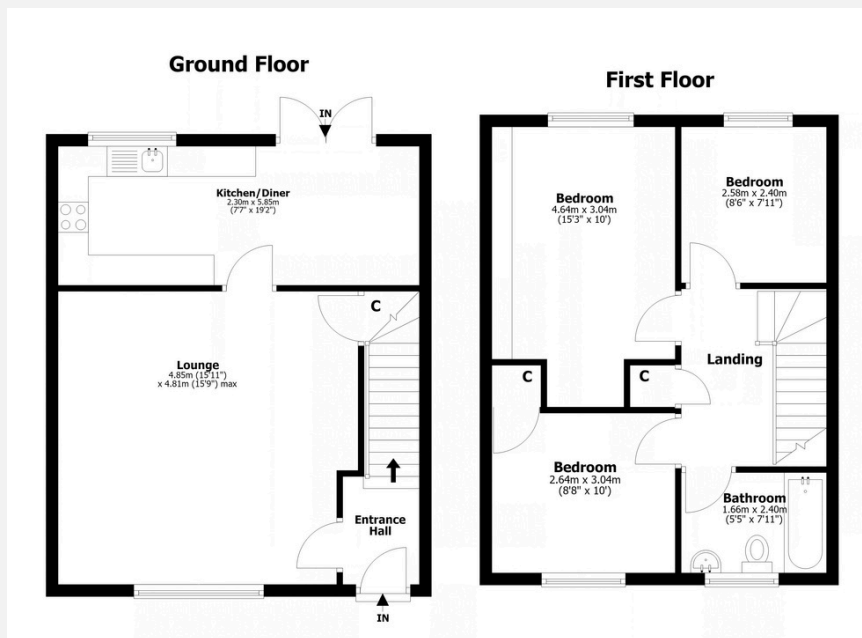
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Located within a popular residential area to the east of the city centre is this well-presented end terraced house. With gas central heating and double glazing, the property enjoys good sized garden and off street parking. The accommodation includes an entrance hallway with stairs to the upper floor and a door leads to the lounge with storage cupboard and window to front. The kitchen has ample space for dining, window and french doors leading to the rear garden and is fitted with range of base and wall units with the cooker, washing machine, fridge and freezer to remain. On the first floor landing, there is a storage cupboard and hatch to the attic space. The main bedroom has fitted furniture and window the front. There are two further bedrooms, with one having a storage cupboard. Completing the accommodation is the bathroom with window to the front fitted with a three piece white suite with shower over the bath. Externally, the front garden is monobloc providing off street parking. There is a good sized, fully enclosed garden to the rear with patio and shed to remain. Viewing of this lovely house is essential to fully appreciate the accommodation offered in this popular location. There is a factoring arrangement in place for the upkeep of common areas in the development. The current factor is Hacking & Paterson with a quarterly payment of approximately £56.

AreaDescription

Restalrig is a popular area with easy access to both the city centre and vibrant Leith district, both with an array of excellent amenities, with bars and restaurants, the Playhouse Theatre, St James Quarter and the Omni Centre with cinema, all close by. Locally there are a range of shops and cafes with everything from small specialist stores, to supermarkets and the Meadowbank Retail Park. Edinburgh has a good public transport service operating throughout the city with a great bus connections locally and tram network also accessible from Leith Walk.





Accommodation

Lounge:	4.85m x 4.8m (15'11" x 15'9")
Kitchen/Diner:	2.3m x 5.84m (7'7" x 19'2")
Bedroom 1:	4.65m x 3.05m (15'3" x 10')
Bedroom 2:	2.64m x 3.05m (8'8" x 10')
Bedroom 3:	2.6m x 2.41m (8'6" x 7'11")
Bathroom:	1.65m x 2.41m (5'5" x 7'11")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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