



# RESTALRIG

4 Easter Hermitage  
EH6 8BP



## Terraced House

OFFERS OVER £290,000

- Entrance vestibule
- Living room
- Kitchen
- 2 double bedrooms
- Shower room
- Easy to maintain private rear garden
- Private driveway
- Gas central heating
- Double glazing
- Turnkey condition
- Excellent transport links
- Attic



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



Restalrig is a popular residential area, 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 Craighentenny Golf Course all within easy reach.

The property opens to an entrance vestibule with a built-in storage cupboard and leading to the living room. The well-proportioned front facing living room has stairs to the upper level and the kitchen off. The modern rear facing kitchen features base and wall units, breakfast bar, integrated double oven, electric hob, fridge freezer, washing machine and dishwasher. The kitchen also has a built-in storage cupboard and double doors to the rear garden.

Upstairs the landing has a hatch to the attic and the rest of the accommodation off. To the front of the property is a double bedroom with a built-in wardrobe and a built-in storage cupboard. A second double bedroom can be found at the rear of the house and also features a built-in mirrored wardrobe. Completing the accommodation is a modern rear facing shower room, with a WC with concealed cistern, wash hand basin within a vanity unit, and a main powered shower.

The house enjoys a large easy to maintain, private and fully enclosed rear garden. Additional benefits include gas central heating, double glazing, and a private driveway to the front of the house.

**FACTOR - James Gibb - Approx £180 per year**

## EXTRAS

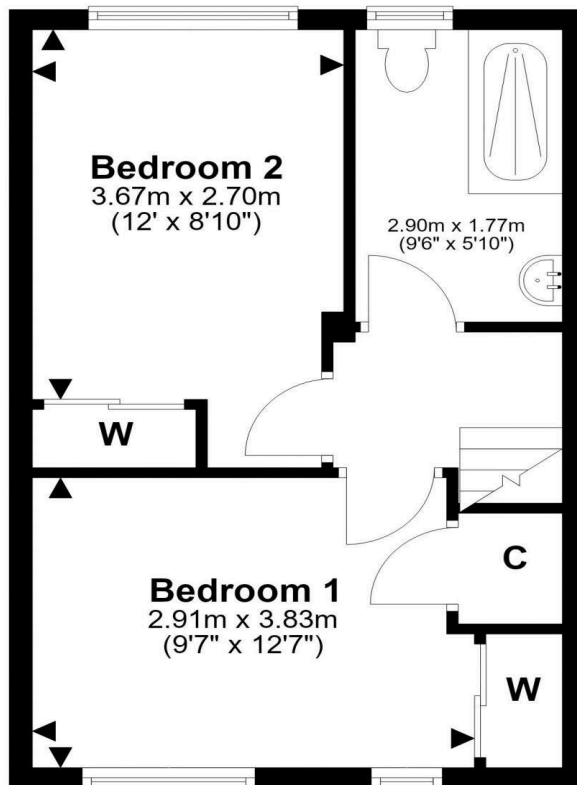
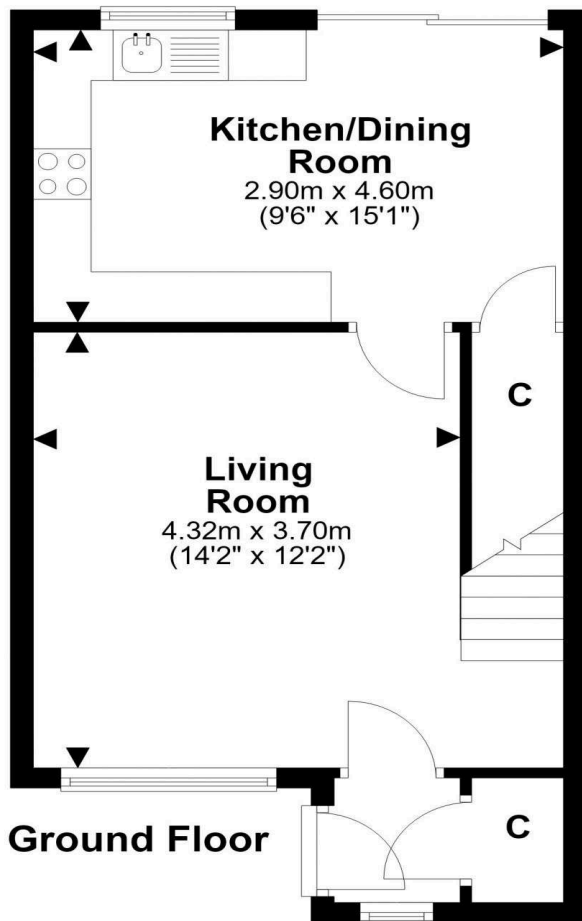
To include all aforementioned white goods, curtains/blinds, carpets, and garden sheds. No warranties are to be given.

## OFFERS

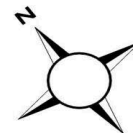
Offers Over £290,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







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.



**espc**