Restalrig

95 Restalrig Avenue
EH7 6PN

1 | 4 | D EPC Rating

Semi-Detached Bungalow

OFFERS OVER £485,000

- Entrance vestibule
- Hallway
- Open plan living/dining kitchen
- 4 bedrooms
- Family bathroom
- Shower room

- Private front and rear gardens
- Private driveway
- Garage
- Gas central heating
- Double glazing
- Offers flexible family accommodation

Viewing - by appointment please call Solicitors to arrange (0131) 554 6321










MAIL



Viewing is highly recommended for this extended four-bedroom semi-detached bungalow in a popular residential area east of Edinburgh city centre. Nearby shopping options include local shops, Morrisons on Portobello Road and Sainsbury's at Meadowbank Retail Park. Leisure facilities within easy reach include Portobello Beach and promenade, Portobello Swim Centre, Meadowbank Sports Stadium and Craigentinny Golf Course. Portobello also offers a fine selection of wine bars, restaurants, and bistros.

The property opens to an entrance vestibule that takes you to the hallway which gives access to most of the accommodation. The extended open plan living/dining kitchen is to the rear and certainly the hub of this lovely family home. The living area features double doors to the rear garden and stairs to the upper level. The modern kitchen area has base and wall units with integrated wine cooler, an oven with 7 ring gas hob and a dishwasher. To the front of the property are two double bedrooms, one featuring a bay window and the other featuring built in storage. The spacious master bedroom is situated to the rear of the property Completing the downstairs accommodation is an internal family bathroom which is fully tiled and has a jacuzzi bath with integrated TV, separate walk-in shower, and twin wash hand basins.

Upstairs a small landing features a built-in storage cupboard and has the remaining bedroom and shower room off. The spacious double bedroom is situated to the rear. The shower room completes this property and has tiled walls, electric powered shower unit, WC, and a wash hand basin.

The property enjoys a well-cared for and fully enclosed rear and side garden with a lawn, patio ideal for alfresco dining and shrub borders and a low maintenance garden to the front.

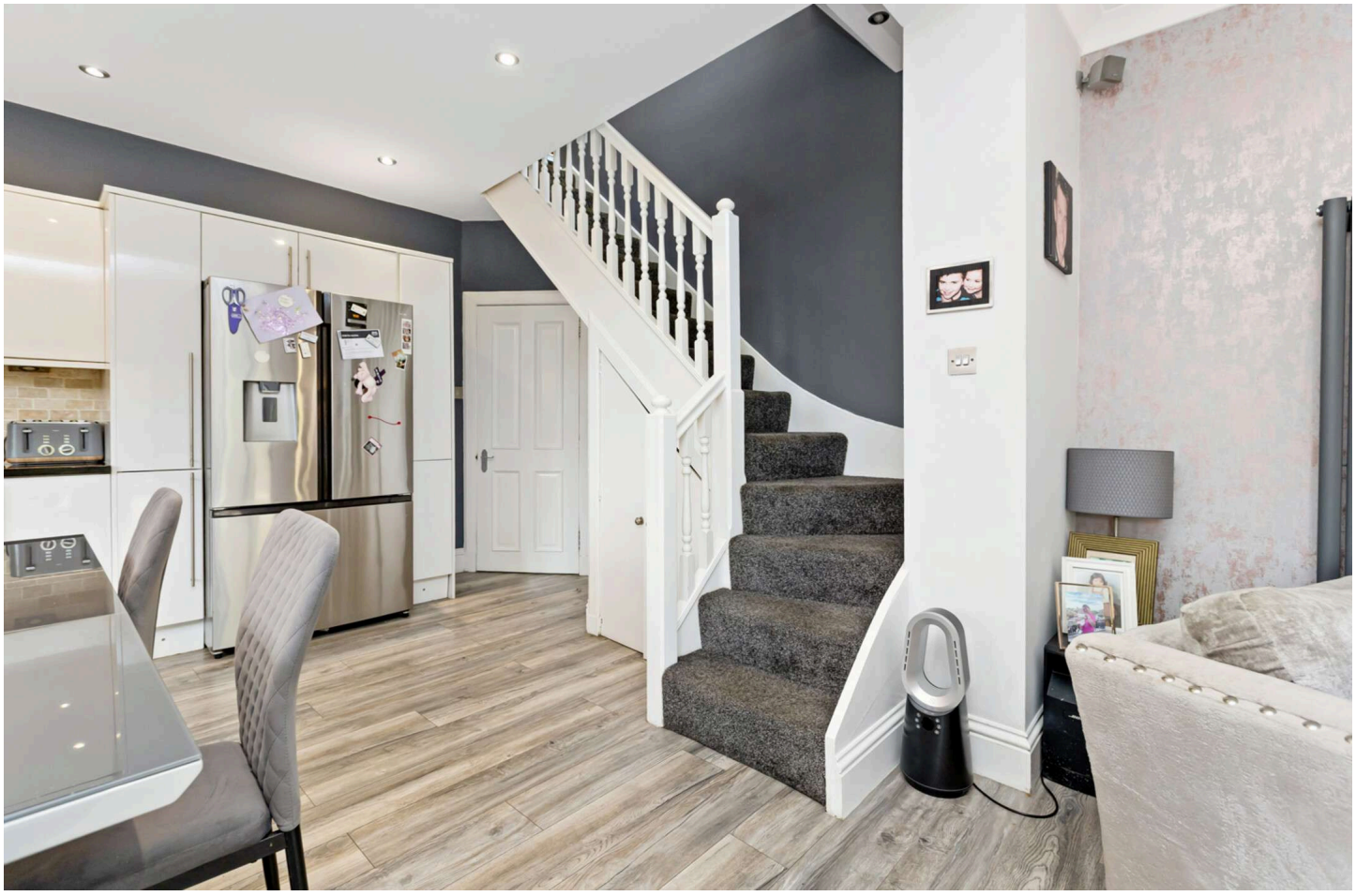
Additional benefits include a garage with both electricity and plumbing, driveway, gas central heating, and double glazing.

EXTRAS

All aforementioned white goods, any curtains, blinds, carpets sheds and light fittings to be included in the sale. No warranties to be given. The fridge freezer, washing machine and tumble dryer are not included.

OFFERS

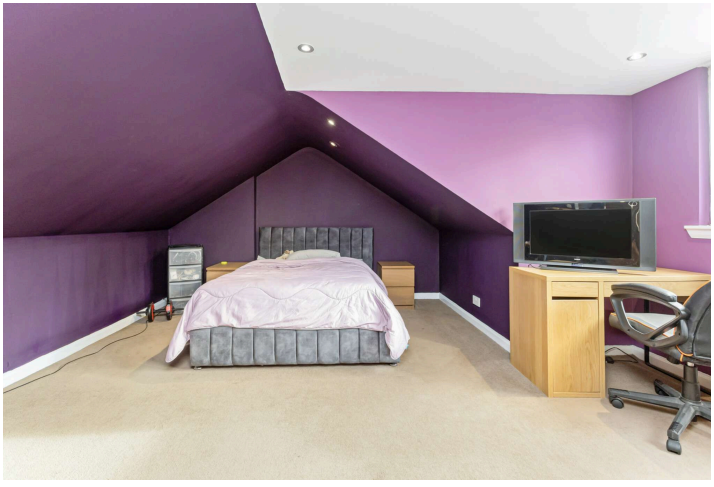
Offers Over £485,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.



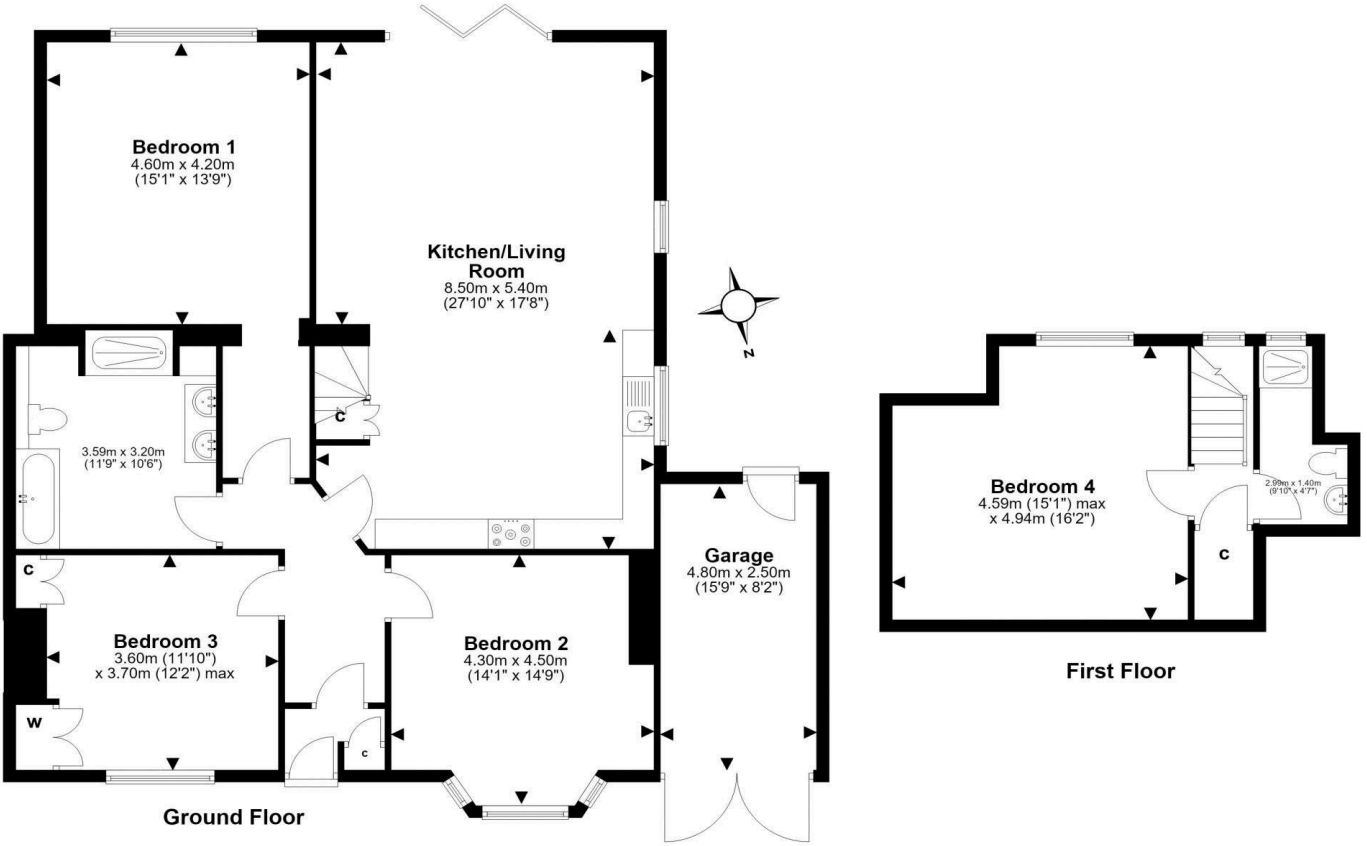












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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.

BEVERIDGE & KELLAS SOLICITORS

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