OFFERS OVER £350,000

26 Restalrig Road
Edinburgh, EH6 8BN

drummondmiller
Solicitors & Estate Agents



- Impressive Three-Bedroom Double Upper Colony Villa with Private Front Garden
- Impressive double upper colony villa arranged over two floors
- Generously proportioned dining kitchen with appliances
- Contemporary bathroom with three-piece suits and shower over bath
- Easily maintained private front garden



Description

Drummond Miller is delighted to present this impressive double upper colony villa, offering spacious and well-proportioned accommodation over two floors.

Accessed via a private entrance vestibule, stairs lead to the first-floor accommodation, where a welcoming hallway provides excellent storage. The bright and spacious lounge is a particular highlight, featuring an attractive bay window.

The generously proportioned dining kitchen offers ample space for dining and benefits from a range of appliances, with a useful utility room conveniently located off it. A well-proportioned double bedroom completes this level.

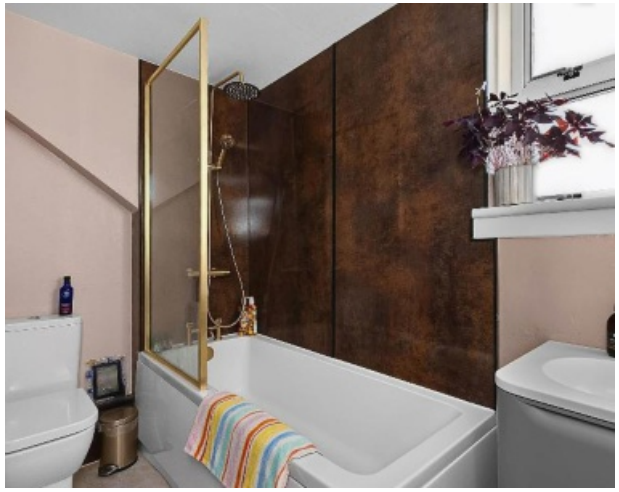
Upstairs, there are two further spacious double bedrooms, both benefiting from fitted storage, alongside a contemporary bathroom fitted with a three-piece white suite and shower over the bath. A small attic space provides useful additional storage. The property further benefits from excellent storage throughout.











Central Heating and double glazing
There are double-glazed windows throughout and gas central heating.

Garden and parking
The property benefits from an easily maintained private garden to the front, providing an attractive outdoor space.

Ample unrestricted on-street parking is available within the surrounding area.

Location
Ideally situated in the popular district of Leith Links. The property is conveniently placed for a fantastic range of local amenities, schooling and excellent commuter links, making it an ideal choice for professionals, couples and families alike.

The nearby Leith Links provides a wonderful open green space for walking, recreation and outdoor activities. The surrounding area offers an excellent selection of independent shops, cafés, restaurants, bars and supermarkets, with further extensive retail and leisure facilities available at Ocean Terminal and along Leith Walk.

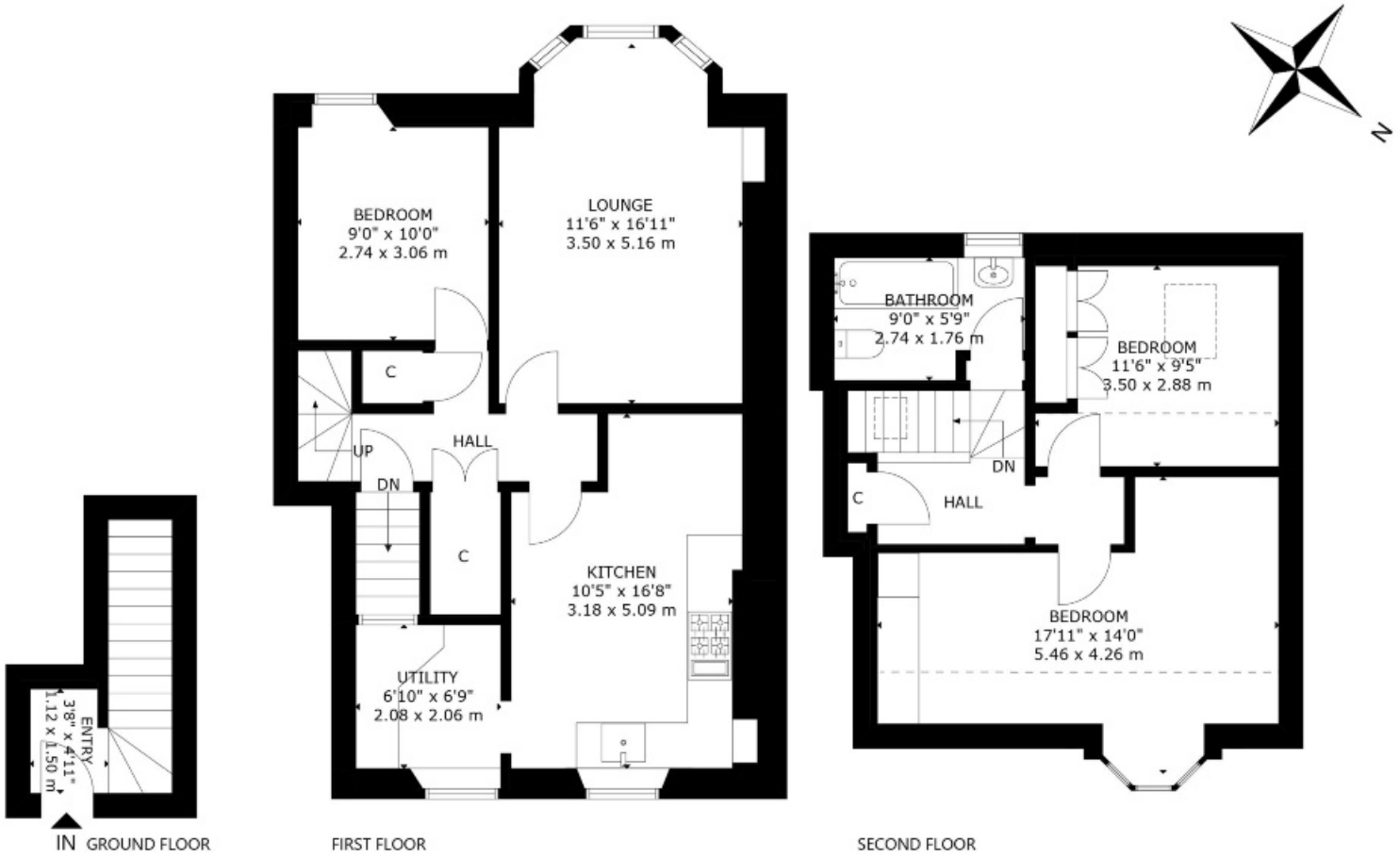
Excellent public transport links provide convenient access to Edinburgh city centre and beyond, while the nearby road network offers easy connections across the city and surrounding areas. The area is also well served by local primary and secondary schooling.

EPC and Council Tax
Council Tax band D and has a C-rated Energy Performance Certificate.

Home Report
The property has been valued at £370,000 and a link to the Home Report is available from the ESPC website.

Viewing
By appointment only, telephone 0131 229 3399.

Extras
All curtains, pelmets, blind light fittings and the washing machine are included in the sale price.



26 RESTALRIG ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,066 SQ FT / 99 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk

drummondmiller
Solicitors & Estate Agents

Call us on **0131 229 3399** or
email **property@drummondmiller.co.uk**
drummondmiller.co.uk

Local People. Local Offices.

Bathgate	Dalkeith	Edinburgh	Glasgow	Musselburgh
01506 656 645	0131 663 9568	0131 229 3399	0141 332 0086	0131 665 3131

espc