

61 (2F1) Restalrig Road

Edinburgh, EH6 8BE

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Anderson Strathern

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Occupying the second floor of a traditional Edinburgh tenement, this charming flat enjoys a desirable setting in the ever-popular Leith area and offers an excellent opportunity to create a stylish home with plenty of character. While the property would benefit from some redecoration and modernisation, it retains a number of attractive period features and offers generous and flexible accommodation.

The accommodation comprises a welcoming entrance hallway with useful storage cupboard; a bright, neutrally decorated living room featuring a bay window to front, feature fireplace, ornate cornicing and traditional open press shelving with cupboard below; a spacious kitchen/dining room with a good selection of worktop space, large pantry cupboard, space for appliances, additional press cupboard plus area for dining table and chairs; bedroom to rear; versatile office/box room; and bathroom with WC, wash hand basin and bath with shower over.

Further benefits include gas central heating, double glazing, on-street parking and access to a communal garden to the rear. The property is ideally positioned to take advantage of Leith's excellent range of local amenities, with shops, cafés, restaurants and everyday services all within easy reach, together with regular public transport connections into Edinburgh city centre. Leith Links is just a few minutes' walk away, providing extensive green space for walking, recreation and outdoor activities, as well as a children's play area.

Property features

- Second floor flat
- Traditional tenement
- Requires redecoration
- Gas central heating
- Double glazing
- Feature fireplace
- On-street parking
- Accessible location
- Communal garden to rear







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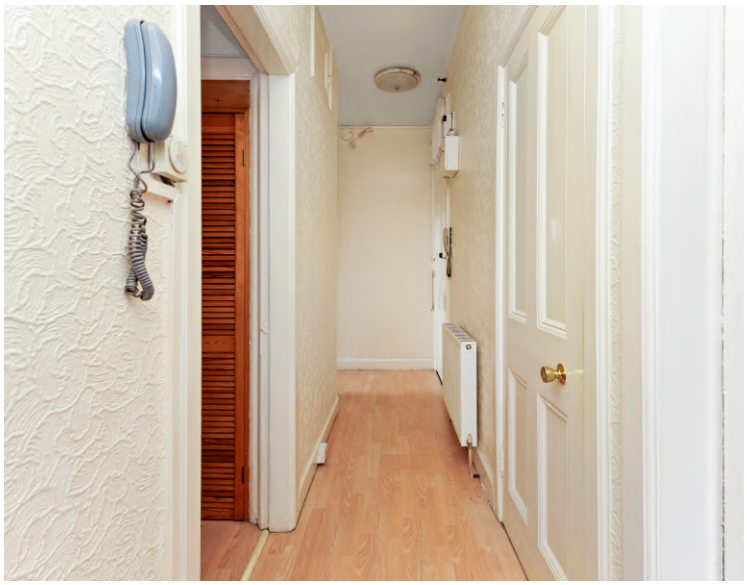

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Location

Leith is a buzzing port district, home to hip creatives and long-time locals. Waterfront seafood bistros and traditional pubs dot the Shore area. It is an area renowned for its ancient architecture and cultural heritage and today it is home to the Scottish Executive and the Royal Yacht Britannia. There are plenty of shopping facilities in the immediate area, further amenities are easily accessible at The Shore and Ocean Terminal which are a short distance away where there is a range of quality restaurants, bars and a multiplex cinema complex. Efficient trams and bus services run to and from the city centre and there are good road links to all major motorway networks.

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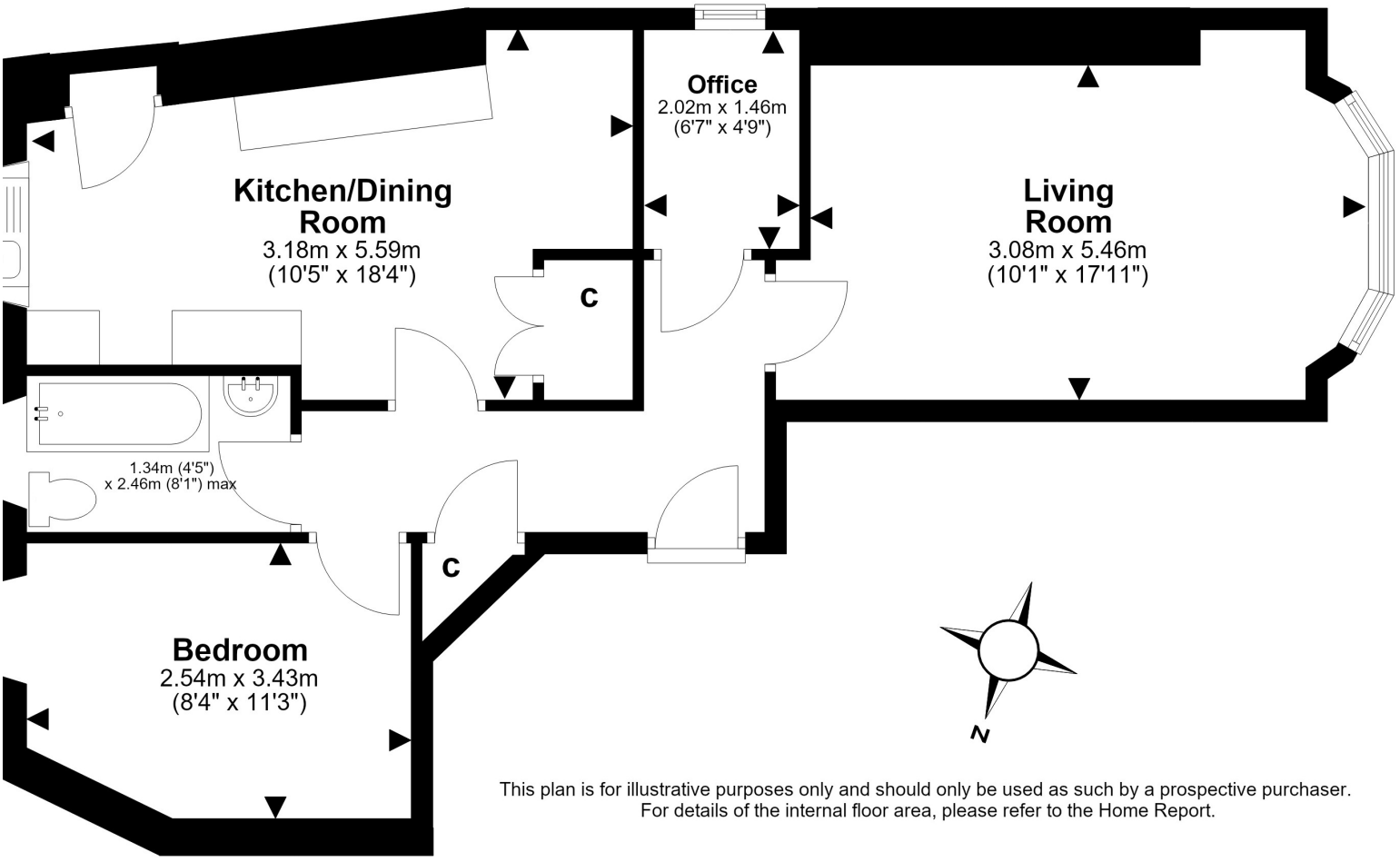

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances may be available by separate negotiation. The property is sold as seen and the seller will not warrant the working order of the appliances, systems or services.

Council Tax band - B

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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