



55 (2F3) Restalrig Road, Edinburgh, EH6 8BE

Well-presented & spacious one-bedroom second floor flat close to Leith Links

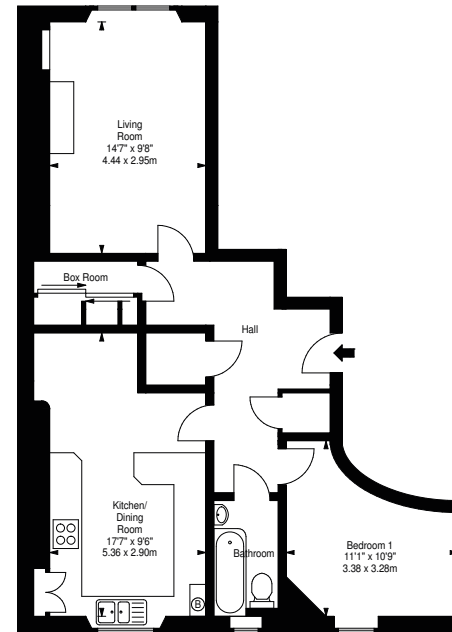
URQUHARTS
EDINBURGH



Flat 9,
55 Restalrig Road,
Edinburgh,
Midlothian, EH6 8BE



Approx. Gross Internal Area
619 Sq Ft - 57.51 Sq M
For identification only. Not to scale.
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Second Floor

property by bus or car. Regular buses run to and from the city centre, along Restalrig Road and Lochend Road, with further routes accessible from nearby Leith Walk and Easter Road. The city bypass and main motorway networks are also within easy reach.

INCLUDED IN SALE

All fitted fixtures, floor coverings, light fittings, and kitchen appliances. The furniture may be available by separate negotiation.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896.

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band B

The property has an Energy Rating Category C



DESCRIPTION

55/9 Restalrig Road is a well-presented and spacious one-bedroom second floor flat with box room, situated in the popular Leith Links area. The location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas. The property has been tastefully decorated throughout and would suit a range of buyers.

Entrance hall with two storage cupboards; bright living room with twin windows and feature fireplace; spacious fitted dining kitchen with wall and base units, integrated appliances, and view of the Firth of Forth; double bedroom;

box room, currently used for wardrobe storage; and a bathroom.

ACCOMMODATION

Entrance hall. Living room. Kitchen / Dining room. Double bedroom. Box room. Bathroom

Gas central heating. Double Glazing. Unrestricted on street parking. Communal rear garden.

LOCATION

Leith Links district is a popular residential area east of the City Centre, and is within proximity of Leith, The Shore

and Portobello. It is famous for its open green spaces and recreational facilities nearby, including Leith Links public park and Water of Leith Walkway. Local shops cater for everyday needs, with a Tesco supermarket (at the foot of Leith Walk) within walking distance, Morrison's on Portobello Road and the nearby Shore area offers a vast array of popular restaurants and cafes. Ocean Terminal is within easy reach and offers a variety of high street stores, Marks & Spencer food hall, as well as a cinema complex and gym. Leith Walk, Easter Road, and Great Junction Street all lie within around a mile's radius, offering a wealth of restaurants, cafes, bars, and supermarkets. Leith Victoria Swim centre, Holyrood Park and Portobello Beach are also a short journey from the

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.



Urquharts
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