



139 Restalrig Avenue, Edinburgh, EH7 6PN

Delightful two-bedroom semi-detached bungalow with private front and rear gardens

URQUHARTS
EDINBURGH



DESCRIPTION

139 Restalrig Avenue is a delightful two-bedroom semi-detached bungalow with front and rear gardens, situated in the popular Restalrig area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property offers fantastic renovation and extension potential (subject to local authority consents).

Entrance vestibule and hall; living room with box bay window overlooking the front garden; fitted kitchen / dining room with wall and base units, appliances and direct access to the rear patio and garden; two good-sized double bedrooms; shower room; and attic accessed via a Ramsay ladder, currently used as a guest bedroom with Velux window, separate WC, and storage into the eaves.

ACCOMMODATION

Entrance vestibule & hall. Living room. Kitchen / Dining room. Two double bedrooms. Shower room. Floored attic with WC.

Gas central heating. Double glazing. Well-maintained private front and rear gardens, with the rear garden

mainly laid to lawn with patio area, garden outhouse and greenhouse. Unrestricted on-street parking.

LOCATION

Restalrig is a popular residential area east of the City Centre, and is within proximity of Meadowbank, Leith, Craightonny and Portobello. Local amenities are within walking distance, with more extensive shopping available at Sainsburys and Lidl at Meadowbank Retail Park and Morrison's on Portobello Road. Leisure and recreational facilities include Portobello beach and promenade, as well as lovely open spaces of Holyrood Park, Arthur's Seat and Craightonny Golf Course. Well-regarded schooling in the area includes Craightonny Primary and Leith Academy, St Ninians's Primary and Holyrood RC High with further education at College and University easily accessible. The city bypass and main motorway networks, as well as Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing, are all within reach.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

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 E

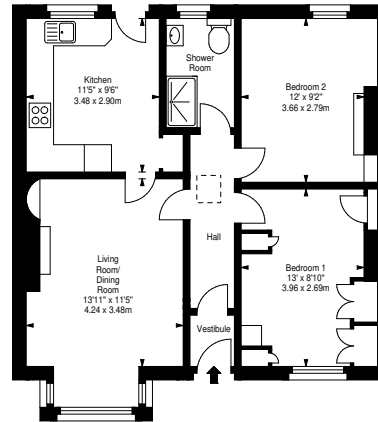
The property has an Energy Rating Category D



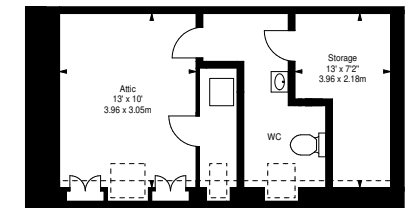
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Approx. Gross Internal Area
675 Sq Ft - 62.71 Sq M
Attic
Approx. Gross Internal Area
322 Sq Ft - 29.91 Sq M
For identification only. Not to scale.
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Ground Floor



Attic

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.