BEVERIDGE & KELLAS SOLICITORS

Restalrig

20/3 Restalrig Circus
EH7 6HL

1 | 2 | E
EPC Rating

Upper Flat

OFFERS OVER £120,000

- Livingroom
- Kitchen
- 2 bedrooms
- Bathroom

- Gas central heating
- Double glazing
- Private garden
- Communal drying area
- Ideal for a first-time buyer or investor

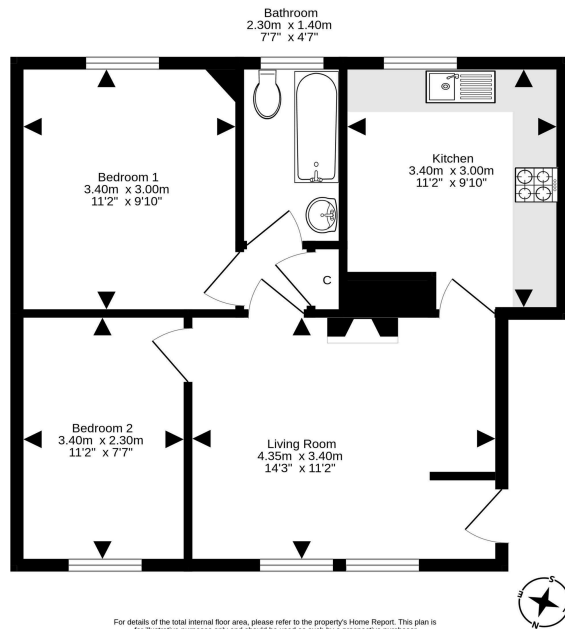Viewing - by appointment call Solicitors on 0131 554 6321

Bathroom
2.30m x 1.40m
7'7" x 4'7"

Bedroom 1
3.40m x 3.00m
11'2" x 9'10"

Kitchen
3.40m x 3.00m
11'2" x 9'10"

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Bedroom 2
3.40m x 2.30m
11'2" x 7'7"

Living Room
4.35m x 3.40m
14'3" x 11'2"

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024

Requiring upgrading this 2-bed flat is situated within a block of 4 and offers an ideal purchase for a first-time buyer or investor. The property is well situated to take advantage of good shopping facilities with Meadowbank Retail Park close-by. Public transport, schooling and recreational facilities to include Lochend Park, Leith Links and golfing at Craigentinny Golf Course.

The property opens into to a front facing living room which features twin windows, carpeted floor, an electric fire within a wooden surround and gives access to the rest of the flat. Off the living room is a rear facing kitchen which is of a good size, has base and wall units, a slot in cooker and a washing machine. There are two double bedrooms, one to the front and another to the rear. Completing the accommodation is a rear facing bathroom with partially tiled walls, WC, wash hand basin, and a bath with an electric shower unit overhead.

Additional benefits include gas central heating complimented by double glazing, unrestricted on street parking, a private garden and access to a communal rear drying area.

EXTRAS
To include the aforementioned white goods, carpets, blinds, curtains, and garden sheds (no warranties to be given).

OFFERS
Offers Over £120,000 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.