



lindsays

33/4, Restalrig Square,
Restalrig, Edinburgh, EH7 6EZ

"An extremely impressive first floor flat which is in a block of four and has recently been modernised and upgraded"

- Secure shared entrance
- Spacious sitting room with new flooring
- Superb modern fitted kitchen/breakfast room
- Two well proportioned bedrooms
- Newly fitted bathroom with waterfall shower
- Gas central heating
- Double glazing
- Private garden located to the side of the property
- On street parking

EPC Rating E

OFFERS OVER £155,000



Description

An extremely impressive first floor flat which is in a block of four and has recently been modernised and upgraded and benefits from a superb newly fitted kitchen/breakfast room, contemporary bathroom and private garden to the side of the property. The property has been freshly decorated throughout and has newly fitted floor coverings and is in turn key condition. In brief accommodation comprises; secure shared entrance; spacious sitting room with twin windows to the front and new flooring; stunning newly fitted kitchen/breakfast room; two bedrooms with attractive neutral fitted carpets and beautiful modern bathroom with window and contemporary white suite including bath with waterfall shower. The property benefits from gas central heating and double glazing and there is on street parking on the quiet one way residential street. To the side of the property there is a well proportioned private garden which is laid to lawn and ideal for entertaining. There is also a well maintained shared drying green. An early viewing is highly recommended.

Area

Restalrig is a popular residential area which lies close to London Road, and less than two miles east of Edinburgh city centre. There are a number of local shops whilst Meadowbank shopping park is only half a mile away. For recreational and leisure pursuits Meadowbank Sports Centre, several golf courses and the Commonwealth pool at Holyrood Park are easily accessible. Cycle tracks intersect the whole neighbourhood and there are excellent bus services providing quick and regular access to the city centre and surrounding areas. The city bypass is about two miles from the property, which provides links to Edinburgh International Airport and other major motorway networks.

Viewing

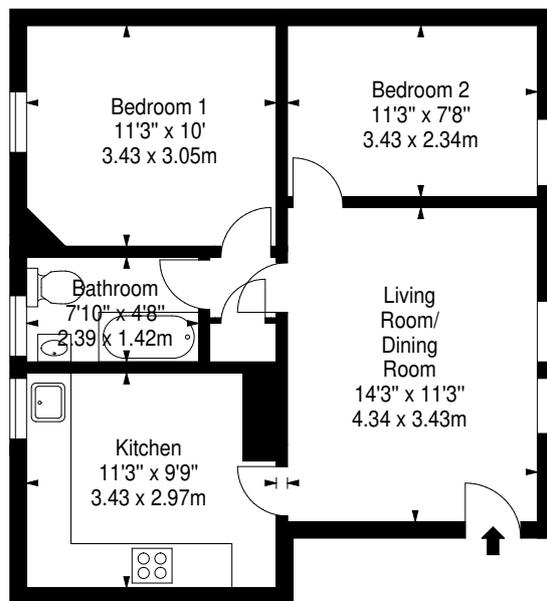
Sunday 2-4pm or by appointment contact Lindsays



**Restalrig Square,
Edinburgh,
Midlothian, EH7 6EZ**



Approx. Gross Internal Area
551 Sq Ft - 51.19 Sq M
For identification only. Not to scale.
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First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.