



21/12 Easter Hermitage

Restalrig, Edinburgh, EH6 8DR

kw SCOTLAND
KELLERWILLIAMS®



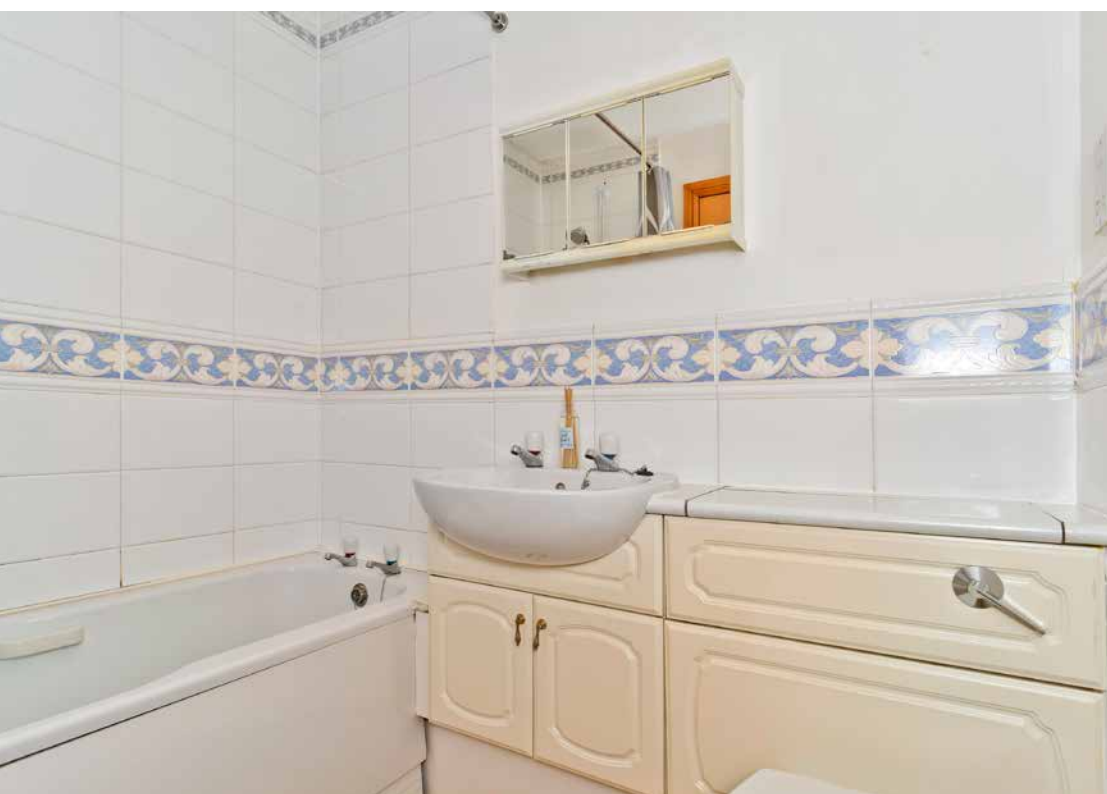
Property Summary

Set on a quiet no-through road in Restalrig, this modern second-floor flat has a desirable position in the capital. The two-bedroom home is in easy reach of Leith Links, excellent amenities, schools, and transport links, including a tramline to the city centre and airport. Furthermore, it is brought to market in excellent decorative order, enjoying crisp white interiors to provide buyers with a blank canvas that is easy to style. For added convenience, the property also has allocated parking.

Extras: all fitted floor coverings, window blinds, light fittings, an integrated oven and electric hob, an undercounter fridge, and a washing machine to be included in the sale.

Features

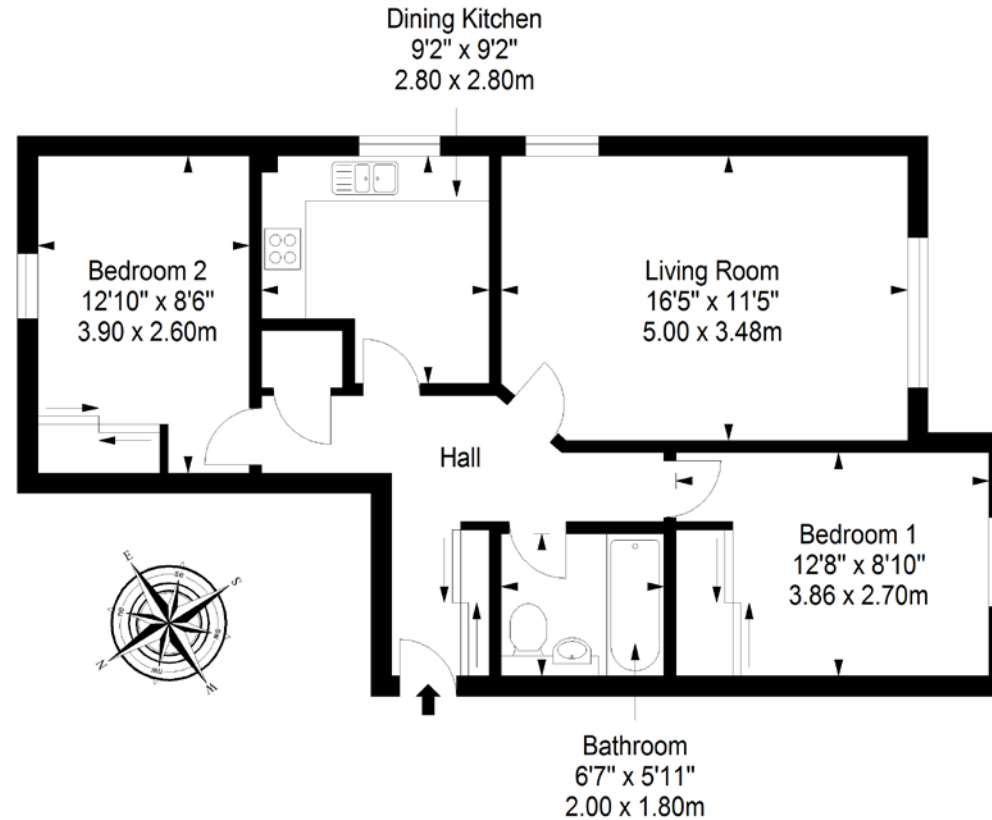
- Spacious second-floor flat
- Part of a modern development
- Neutral interior design throughout
- Situated in popular Restalrig
- Secure entry system
- Central hall with built-in storage
- Dual-aspect living room
- Good-size dining kitchen
- Two double bedrooms with wardrobes
- Bathroom with overhead shower
- Landscaped communal garden
- Private allocated residents' parking
- Electric heating and double glazing
- EPC Rating - D



Floorplan

Second Floor

Approx. 60.4 sq. metres (650.1 sq. feet)



Total area: approx. 60.4 sq. metres (650.1 sq. feet)

richard.singh@kwuk.com
www.kwuk.com

DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

kw SCOTLAND
KELLERWILLIAMS®