

● Beveridge  
● Philp  
& Ross

0131 554 6244



Offers Over £145,000

13/4 Restalrig Crescent, Restalrig, Edinburgh EH7 6HH







## Light Well Proportioned First Floor Starter Flat With Letting Potential

This is a light, well-proportioned first floor flat enjoying a bright corner position with open southerly aspect towards Arthur's Seat in the popular Restalrig district lying east of the city centre.

An excellent starter flat with letting potential offering charming accommodation with useful storage facilities comprising inner hall, generous lounge with feature fireplace, good sized well fitted kitchen with hob/oven and automatic washing machine, two double bedrooms and stylish bathroom. Freshly decorated with newly fitted carpeting, the property enjoys the added comfort of gas central heating (new boiler installed Nov 22 with 10-year guarantee) and double-glazed windows. An entryphone system provides security to the mutual stairway and there is a private garden to the rear of the building. Unrestricted on-street parking.

### ACCOMMODATION (WIDEST POINTS)

Lounge	4.29 m x 3.43 m / 14'1" x 11'3"
Kitchen	3.43 m x 2.34 m / 11'3" x 7'8"
Bedroom 1	3.43 m x 3.07 m / 11'3" x 10'1"
Bedroom 2	3.05 m x 3.00 m / 10'0" x 9'10"
Bathroom	2.34 m x 1.37 m / 7'8" x 4'6"

## LOCATION

While there is an abundance of local convenience shopping within comfortable walking distance including the Meadowbank Retail Park or Easter Road/Leith Walk, Restalrig Crescent also lies within easy access of the city's finest amenities. Schools catering for all age groups are easily accessible with a good range of recreational facilities in the vicinity including the open spaces of Leith Links, Lochend Park, Craigentenny Golf Course and Meadowbank Sports Centre. The vibrant Shore district is also within easy access where there is wonderful variety of restaurants, bars and bistros as well as the Ocean Terminal with major retail outlets and multiscreen cinema. A frequent and effective public transport service operates to many parts of the city with easy access to the city bypass linking with major motorway networks.

*As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.*

**EXTRAS** All fitted floor coverings/new fitted carpets, oven/hob & automatic washing machine, curtains , blinds and garden shed

## EPC RATING C

## VIEWING

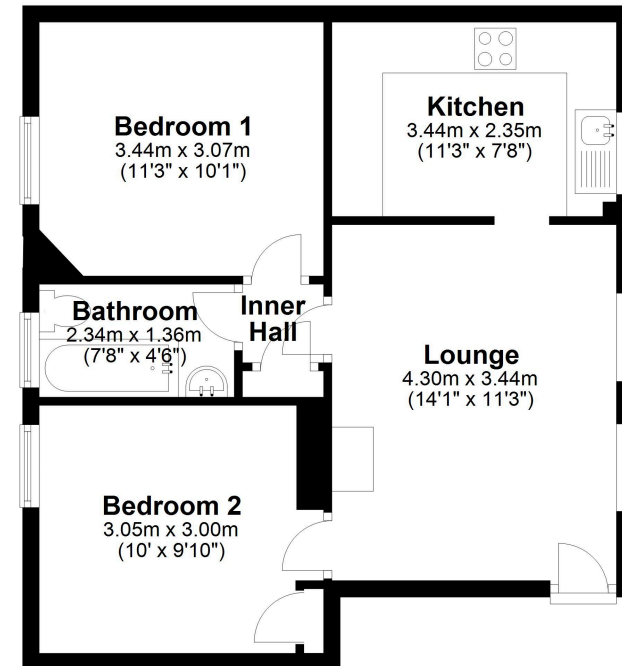
By appointment, please telephone 0131 554 6244







### 13/4 Restalrig Crescent



Schematic Diagram Only - Not To Scale  
Plan produced using PlanUp.

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22 Bernard Street, Leith, Edinburgh, EH6 6PS  
T: 0131 554 6244 • E: [mail@bprsolicitors.co.uk](mailto:mail@bprsolicitors.co.uk)

[bprsolicitors.co.uk](http://bprsolicitors.co.uk)

**espc**

*A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.*