

**Location**

Close to local amenities.
Near to city centre.
Convenient transport links.

Inside

Bright lounge.
Modern kitchen.
Two double bedrooms.
Bathroom.

Outside

Shared landscaped garden.
Allocated parking.
Visitor parking.

Energy efficiency

Comfort Plus electric.
heating.
Double glazing.

RESTALRIG

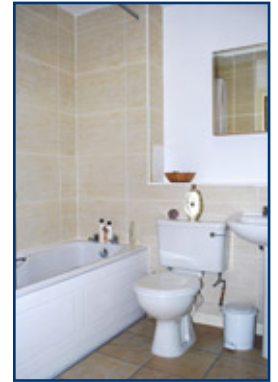
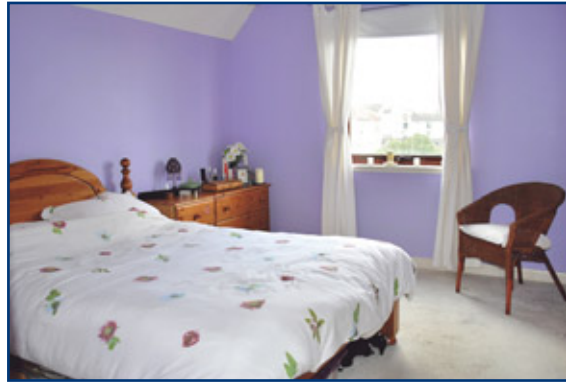
182/6, Restalrig Road South,
Edinburgh EH7 6EA

Offers Around: £123,500



THOMAS H.G. STEWART

SOLICITORS • NOTARIES • ESTATE AGENTS



This bright spacious second floor flat, which is in excellent decorative order throughout, forms part of a self contained landscaped development enjoying open aspect towards Arthur's Seat and affords ideal accommodation for a professional couple, those seeking their first home or an investor seeking to find highly lettable accommodation. The flat is situated within the popular residential district of Restalrig. One of the reasons for its popularity is its close proximity to the city centre – Princes Street is a pleasant walk away and just a few minutes by bus. The local Scotmid is handy for a quick shop with the larger Sainsbury's supermarket available at Meadowbank. Meadowbank Sports Centre, Leith Links and Holyrood Park are nearby. The flat is in the catchment area for Hermitage Park Primary although Leith Primary and St Mary's are also nearby. Leith Academy and Portobello High are the local secondary schools.

Secure access to the flat is afforded through the door entry system which leads to a tiled vestibule and from there to a well maintained, bright and airy carpeted common stairway. The front door of the flat itself opens onto a wonderfully open and spacious hall which sets the tone for the well proportioned lounge with its superb views to Arthur's Seat. The fully fitted modern kitchen was recently installed, whilst the double bedrooms situated to the rear are also a good size and have the benefit of built-in mirrored wardrobes. The family bathroom with white bathroom suite and electric shower over completes the accommodation.

In more detail the accommodation comprises:

Reception Hallway (12'5" x 11'2")

The broad reception hall benefits from light oak style laminate flooring, wall mounted entryphone handset, airing cupboard housing the hot water tank, additional large walk-in storage cupboard, storage heater, telephone point and ceiling mounted smoke alarm.

Lounge / Dining Room (18'5" x 10'11")

Bright spacious lounge with double glazed window benefiting from an open outlook towards Arthur's Seat. This room enjoys natural sunlight throughout the day and offers ample space for dining table and chairs; also having a cable TV point, telephone point, storage radiator and laminate flooring.

Kitchen (11'11" x 6'0")

Double glazed window with open outlook towards Arthur's Seat. Stylish beech style wall and floor mounted kitchen units with brushed aluminium effect handles; tiled splashback; contrasting charcoal worktop housing inset electric halogen hob; built-in double oven; fridge; freezer; washer drier; pot and spice rack/shelf with hooks for hanging pots; stainless steel sink; extractor fan with external outlet; halogen overhead lighting; and ceramic tile effect laminate flooring.

Bedroom 1 (13'6" x 10'0")

Double glazed window with outlook to the rear. Good storage is provided in the form of a built-in wardrobe with mirrored sliding doors, hanging rail and shelf; wall mounted electric convector heater with integral timer and thermostat; telephone point; and carpeted floor.

Bedroom 2 (13'3" x 10'5" (at widest))

Sizeable double proportions built-in wardrobes and additional built-in single wardrobe; wall mounted electric convector heater with integral timer and thermostat; and carpeted floor. Double glazed window with open outlook to the rear.

Bathroom (6'3" x 6'5")

Three piece bathroom suite with Mira electric shower over bath; ceramic tile effect laminate flooring; extractor fan; and wall mounted heater.

Garden

Common landscaped areas with grassy areas for barbecues etc.

Parking

Allocated residents parking is available to the rear of the building, with visitors parking bays adjacent.

Services

Electricity, water and drainage.

The property is factored through Trinity Factors with a charge of approximately £20 per month.

Entry

By arrangement.

Offers should be addressed to and further particulars may be obtained from Thomas H G Stewart, Solicitors, 41 Barclay Place, Edinburgh, EH10 4HW, telephone 0131 229 4939.

Viewing

Sunday 2 – 4pm or by appointment with the Selling Agents on 0131 229 4939 (during normal office hours).

NOTES

1. Whilst these particulars have been carefully prepared and are believed to be correct their accuracy cannot be guaranteed and it will be assumed that prospective purchasers have made their own enquiries on relevant matters.
2. All measurements have been taken using a sonic measuring device and there may therefore be some degree of divergence from the actual measurements, given the limitations of the device.
3. Interested parties should note their interest with Messrs Thomas H G Stewart, Solicitors, through their own solicitor so that they may be advised in the event of a closing date being fixed.
4. The sellers reserve the right to sell the property without fixing a closing date and the sellers do not bind themselves to accept the highest or any offer.
5. None of the services in the subjects have been tested by us and consequently no warranty is given by us as to their condition or suitability for their intended use.



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