



106/9 Restalrig Road
South
Edinburgh
EH7 6JB



3rd Floor Flat
(top)



accommodation

- Entrance hall
- Sitting room
- Fitted kitchen
- Double bedroom
- Shower
- WC

features

- Laminate flooring
- Gas central heating
- Double glazing
- Security entry phone system
- Communal garden
- Quietly located to the rear

description

Fabulous first time buyer flat in an excellent residential location, ideal for commuting into the City Centre, with the addition of local shops and services. Short walk to Lochend Park, Leith Links and Craightinny Golf Course. The accommodation comprises entrance hall with two storage cupboards, bright sitting room with laminate flooring, newly fitted kitchen with appliances, double bedroom with fitted wardrobes, wc and shower. The property benefits from gas central heating, double glazing, a security entryphone system and there is a communal garden to the rear.



EPC:
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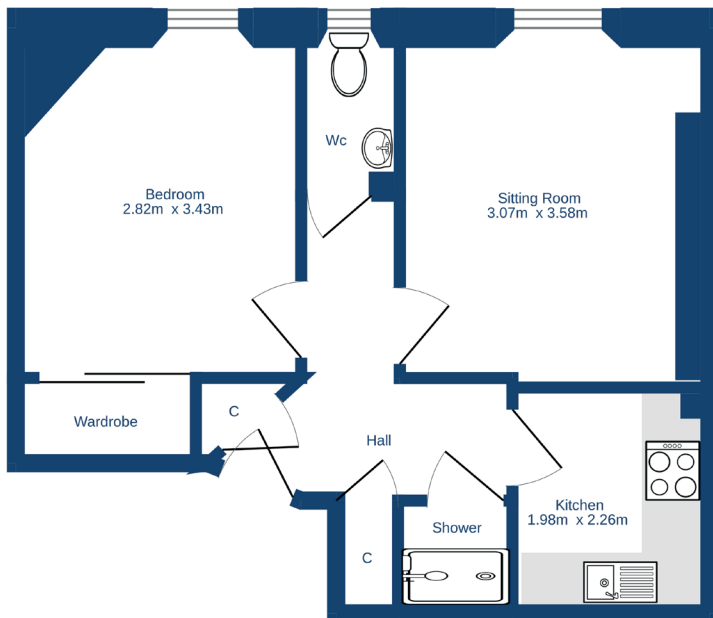
Home Report
Value: £145,000

Items to be included:

Fitted flooring, ceiling light fittings (excluding the bedroom) oven, hob, extractor, washing machine and fridge/freezer.



Third Floor
38.8 sq.m. approx.



TOTAL FLOOR AREA: 38.8 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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