



34 Restalrig Road,  
Edinburgh  
EH6 8BN

cameron stephen  
solicitors & estate agents





## accommodation

- Entrance stair & hall
- Bay windowed sitting room
- Dining Kitchen & utility room
- 3 Double bedrooms
- Bathroom & WC
- Private garden

## features

- Gas central heating
- Sanded & varnished floorboards
- Some working shutters
- Feature fireplace
- Excellent location
- Flexible accommodation

## description

Traditional double upper colony style property just a short walk from the popular green space of Leith Links. The accommodation comprises entrance stair to the first floor, entrance hall with sanded and varnished floorboards, bay windowed sitting room quietly located to the rear, with working shutters, sanded floors and feature fireplace, an unfitted kitchen / dining room with utility room off provides excellent cooking and eating spaces, a study/bedroom 3 and a wc. On the upper floor there are two double bedrooms and the family bathroom. Private garden is located immediately to the front of the property. Overall this is a fabulous home which great potential to create a superb family home, which must be viewed to be fully appreciated.

## further information

EPC Band: E

Home Report Value £300,000

## asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at [www.cameronstephen.co.uk](http://www.cameronstephen.co.uk)





TOTAL FLOOR AREA: 91.0 sq.m. approx.

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 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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