



Craigentinny

9 Restalrig Avenue
EH7 6PP



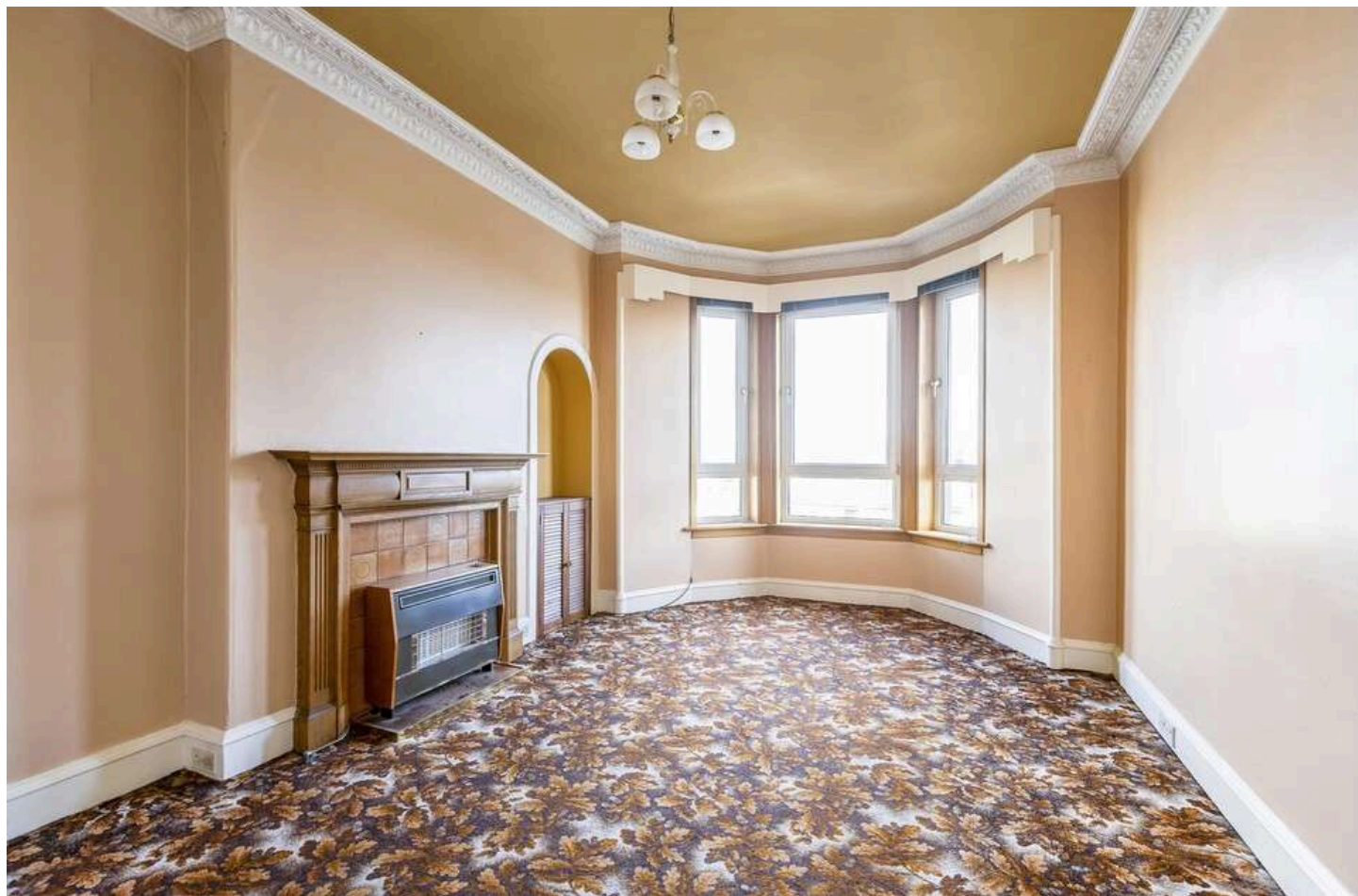
Upper Flat

OFFERS OVER £359,000

- Entrance Hall
- Living room / or bedroom
- Dining room
- Kitchen
- 3 additional bedrooms
- Box room
- Shower room
- Private rear garden
- Gas central heating
- Double glazing
- Unrestricted on street parking
- Excellent Storage
- Traditional features



Viewing - by appointment call
Beveridge & Kellas on 0131 554
6321

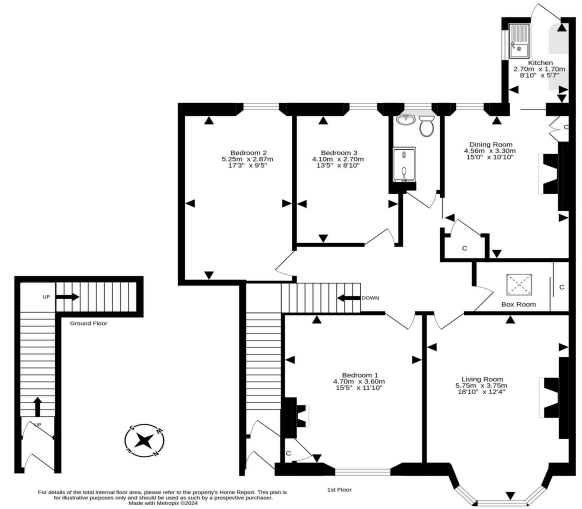






Viewing is highly recommended of this 3 bedroomed upper flat located in the popular area of Craigintinny. There are local shops available for everyday needs nearby and a choice of Supermarkets including a Morrisons and Sainsburys both within easy reach. Meadowbank Retail Park offers further shopping as well as nearby Portobello. A variety of recreational facilities are also within easy reach to include golfing at Craigentenny, Portobello beach, promenade, and swimming.

The property opens to an entrance vestibule with ornate tiled floor and leads to the carpeted stairs to the upper level. The large, front facing living room or bedroom has a bay window, a gas fire within a wooden surround, built in shelving and ornate cornice. Found to the rear is the dining room which has a gas fire within a wooden surround, a large built in storage cupboard and gives access to the kitchen. The kitchen has base and wall units, space for slot in appliances, houses the gas boiler and gives access to the rear garden. To the front is a large double bedroom with a fireplace within a wooden surround, twin windows, Edinburgh press cupboard and ornate cornice. There are two further double bedrooms found to the rear. Additionally, there is a handy boxroom which features fitted shelving and a skylight. Completing the accommodation is the modern shower room with tiled floors, splashboard walls, WC, wash hand basin, shower unit and a heated towel rail.



The flat benefits from a private, fully enclosed rear garden, which features a built-in external cupboard. Additional benefits include gas central heating, double glazing, unrestricted on street parking and views looking out to the Firth of Forth and on to Fife to the front and to Arthurs seat the rear.

EXTRAS

All, curtains (not blinds), light fittings and floor covering to be included in the sale (no warranties to be given).

OFFERS

Offers Over £359,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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