



Flat 5, 55, Easter Hermitage, Edinburgh, EH6 8DR

www.mcdougallmcqueen.co.uk



Attention first time buyers! McDougall McQueen present to the market this well-proportioned, one bedroom, first floor flat, forming part of a modern factored residential development. The property is ideally located in the popular Restalrig area of Edinburgh which lies north-east of Edinburgh city centre close to many local amenities and transport links. The property is presented to the market in excellent order throughout, we would recommend an early viewing

- Welcoming entrance hallway with excellent storage.
- Open plan living/dining and kitchen area.
- Kitchen equipped with a range of wall and base units along with integrated appliances and breakfast bar.
- Double bedroom with built in wardrobe storage.
- Bathroom comprises WC, wash hand basin, bath with shower over.
- Electric heating.
- Double glazing.
- Secure entry system.
- Residents parking.
- Shared communal gardens.



Location

Easter Hermitage is adjacent to the historic village of Restalrig, lying north-east of Edinburgh's city centre enjoying a fantastic location with a wide selection of shops and services nearby. The wide green spaces of Holyrood Park and the new Meadowbank sports centre are within easy walking distance and a range of sporting and recreational facilities can be found close by in Leith, with an array of bars, bistros and restaurants located nearby, extending to the Shore area. The property is ideally placed for access to the city centre, as well as to Portobello, the A1 and the city bypass. A good selection of bus services swiftly link the city centre and surrounding areas.

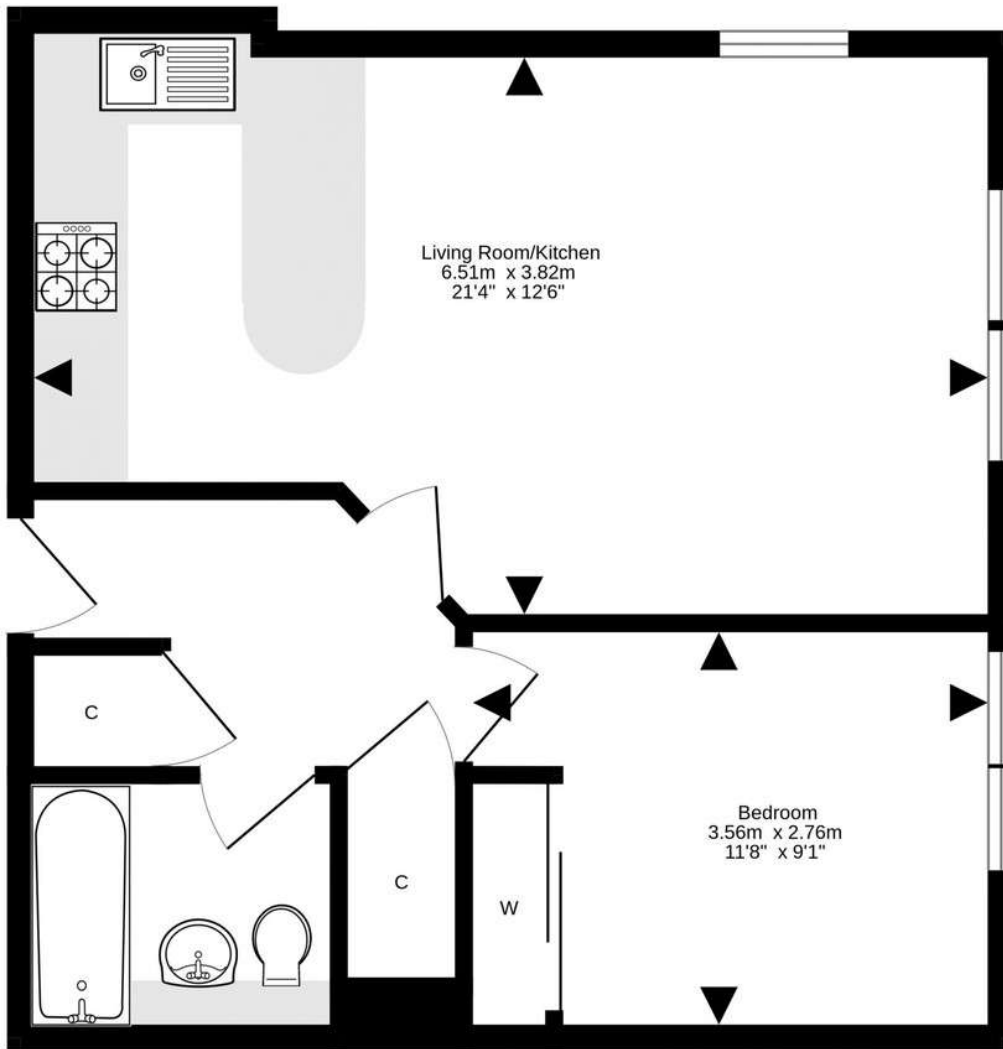
Extras

The integrated kitchen appliances and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

