



16 RESTALRIG GARDENS

RESTALRIG, EDINBURGH, EH7 6HZ



1 PUBLIC



2 BED



1 BATH

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16

RESTALRIG GARDENS

Offering bright and spacious accommodation, this main-door, two-bedroom, lower villa in Restalrig is a wonderful residence that is finished to quality standards. It has attractive interior design throughout and it boasts a stylish open-plan living room and modern kitchen, designed around a central island. Furthermore, the property is flanked by private gardens, enjoying a fully-enclosed rear garden which has a charming deck, a sunny, southeast-facing aspect, and a summerhouse.

Features

- Bright and spacious lower villa
- In excellent decorative order
- Recently rewired
- Situated in popular Restalrig
- Private main-door entrance
- Vestibule and hall with storage
- Open-plan kitchen/living room
- Shaker-inspired kitchen design
- Utility room with garden access
- Double bedroom with wardrobes
- Second double bedroom
- 3pc bathroom with over-bath shower, jacuzzi bath, and underfloor heating
- Easy-upkeep front and rear gardens
- Unrestricted on-street parking
- Gas central heating (powered by a 2-year-old boiler) and double glazing

"...Bright and spacious lower villa in excellent decorative order..."



EPC Rating - C

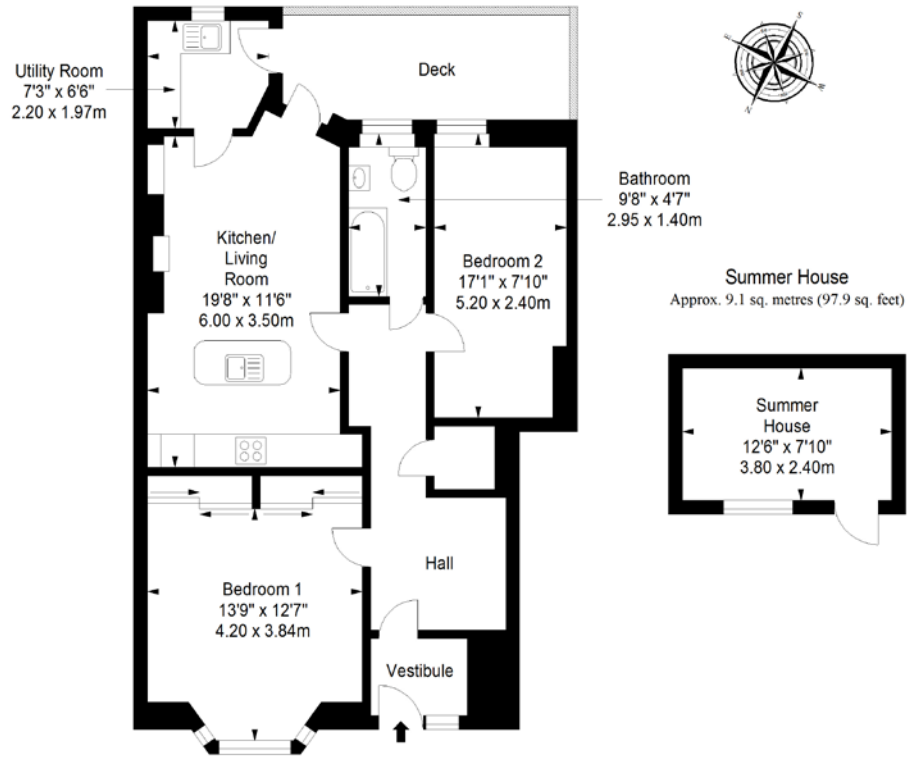
Home Report Value - £230,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor and window coverings, light fittings, integrated appliances (oven, ceramic hob, microwave, and fridge/freezer), and a dishwasher to be included in the sale.

Ground Floor
Approx. 76.4 sq. metres (822.4 sq. feet)



Total area: approx. 85.5 sq. metres (920.3 sq. feet)



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CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.