


COULTERS[©]

45, 2F1 RESTALRIG ROAD

LEITH LINKS, EDINBURGH, EH6 8BD

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

This beautifully presented second floor two-bedroom flat with box room located in the popular area of Leith Links offers cosy and bright accommodation. The property comprises: a welcoming hallway, fabulous open plan lounge/kitchen with a feature gas stove, plenty of kitchen cupboard space and four seater breakfast bar. This kitchen also contains an integrated fridge freezer, oven, 4 ring gas hob and slimline dishwasher.

KEY FEATURES



Immaculately presented second floor flat.



Two generous double bedrooms plus boxroom.



Well-maintained shared rear garden.



Unrestricted onstreet parking.

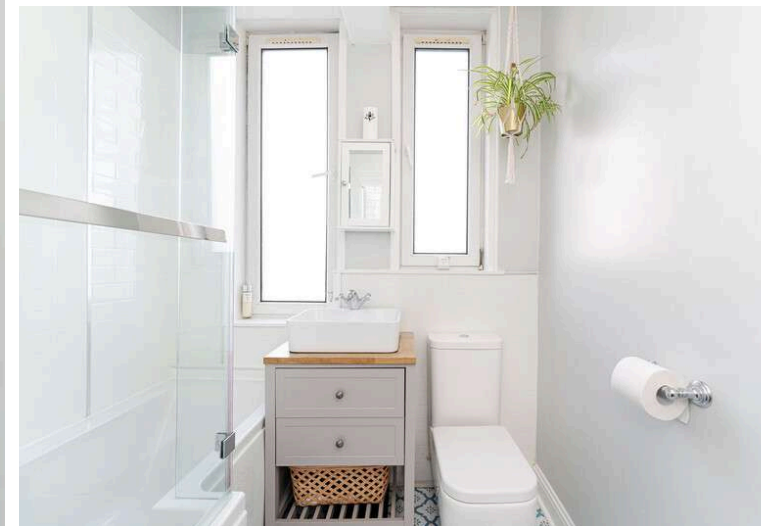


Located on the edge of Leith Links.



Excellent local amenities nearby.





The two double bedrooms are generous in size both with built in cupboard space. The spacious box room benefits from natural light coming from the second bedroom via a pane of glass between the two rooms. The elegant bathroom has a white three-piece suite with bath and overhead shower and black heating rail.

The property further benefits from gas central heating, excellent storage throughout, a well-maintained communal garden to the rear and unrestricted street parking.





THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams.

Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts.

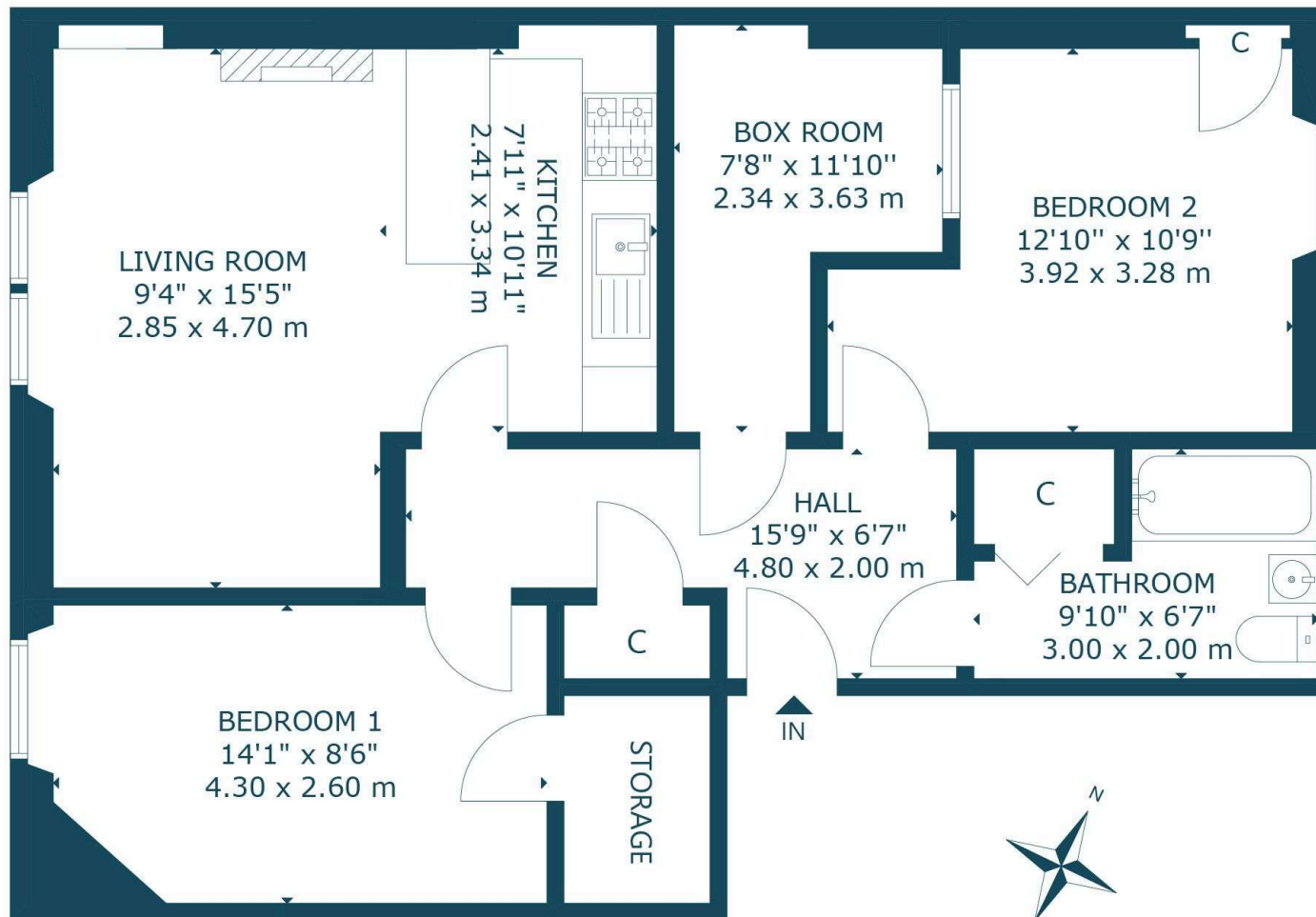
The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars.

Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Leith Walk. Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre and Waverly train station.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





SECOND FLOOR

2F1, 45 RESTALRIG ROAD, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 764 SQ FT / 71 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.