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106 RESTALRIG AVENUE

CRAIGENTINNY, EDINBURGH, EH7 6PW

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TAKE A LOOK INSIDE

Situated in a sought after residential location with easy access to Portobello, Leith and the City this 2 bed semi detached bungalow provides an appealing opportunity.

The property would now benefit from upgrading throughout and there is potential to extend subject to the relevant permissions.

Set on a large mature corner plot with excellent privacy with a driveway and single garage to the side.

It should be noted that the central heating system is not in working order.

KEY FEATURES



Semi detached bungalow requiring upgrading



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Large mature corner plot with excellent privacy



Two double bedrooms



Driveway and single garage



Great potential subject to permissions





The accommodation comprises, vestibule, entrance hall, sitting room with bay window and fireplace; kitchen/breakfast room, conservatory with doors to the garden, two double bedrooms and a bathroom.



THE LOCAL AREA

Craigentinny is a charming residential area located to the East of Edinburgh City Centre. Local shopping can be found on Craigentinny Road including a pharmacy and convenience store. Portobello, which is situated nearby, has larger shopping facilities including an Aldi supermarket, Portobello's Promenade and beach are also within easy reach as are the swimming pool and tumbles gym. Edinburgh Fort , which has a wide variety of High Street retailers including Marks and Spencer, Boots and Next, is within a short drive. There is also an Asda at The Jewel. Craigentinny has good bus links to the City Centre.

EXTRAS

The property benefits from double glazing throughout.

GET IN TOUCH



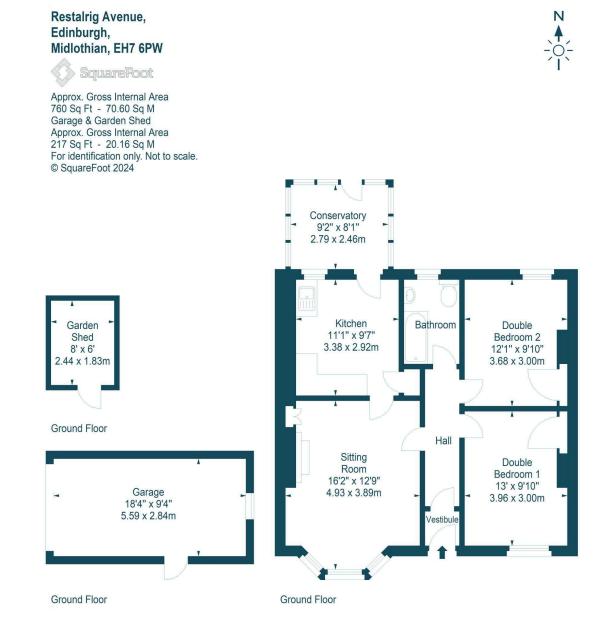
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LEGAL NOTE

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.