




COULTERS[©]

106 RESTALRIG AVENUE

CRAIGENTINNY, EDINBURGH, EH7 6PW

 2 BED  1 BATH  2 PUBLIC



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

 Two double bedrooms

 Large mature corner plot with excellent privacy

 Driveway and single garage

 Popular location close to amenities

 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

Craightonny is a charming residential area located to the East of Edinburgh City Centre. Local shopping can be found on Craightonny 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. Craightonny has good bus links to the City Centre.

EXTRAS

The property benefits from double glazing throughout.

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Restalrig Avenue,
Edinburgh,
Midlothian, EH7 6PW



Approx. Gross Internal Area
760 Sq Ft - 70.60 Sq M
Garage & Garden Shed
Approx. Gross Internal Area
217 Sq Ft - 20.16 Sq M
For identification only. Not to scale.
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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.