

55/10 Restalrig Road

EDINBURGH, EH6 8BE



*Spacious Two bedroom Top Floor Flat In Leith
Links With Excellent Views*



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McEwan Fraser Legal is delighted to present this two bedroom flat in the Leith Links area of Edinburgh with Excellent views to Arthur's seat and beyond. The property is a development opportunity and would benefit from modernisation. The flat showcases excellent views of Arthur's seat and beyond.

THE LOUNGE



Inside, the property comprises of:

- Spacious living area which is west facing, benefiting from all of the afternoon sun. This is a large room and could accommodate various possibilities of configuration.
- Kitchen which is situated in the internal box room. Modernisation is required here.

THE KITCHEN





- The bathroom is fitted with a three-piece suite and is well proportioned against the size of the flat.
- There are two bedrooms in the property both of which are quiet and rear-facing getting the morning sun.

THE BATHROOM



BEDROOM 1



BEDROOM 2

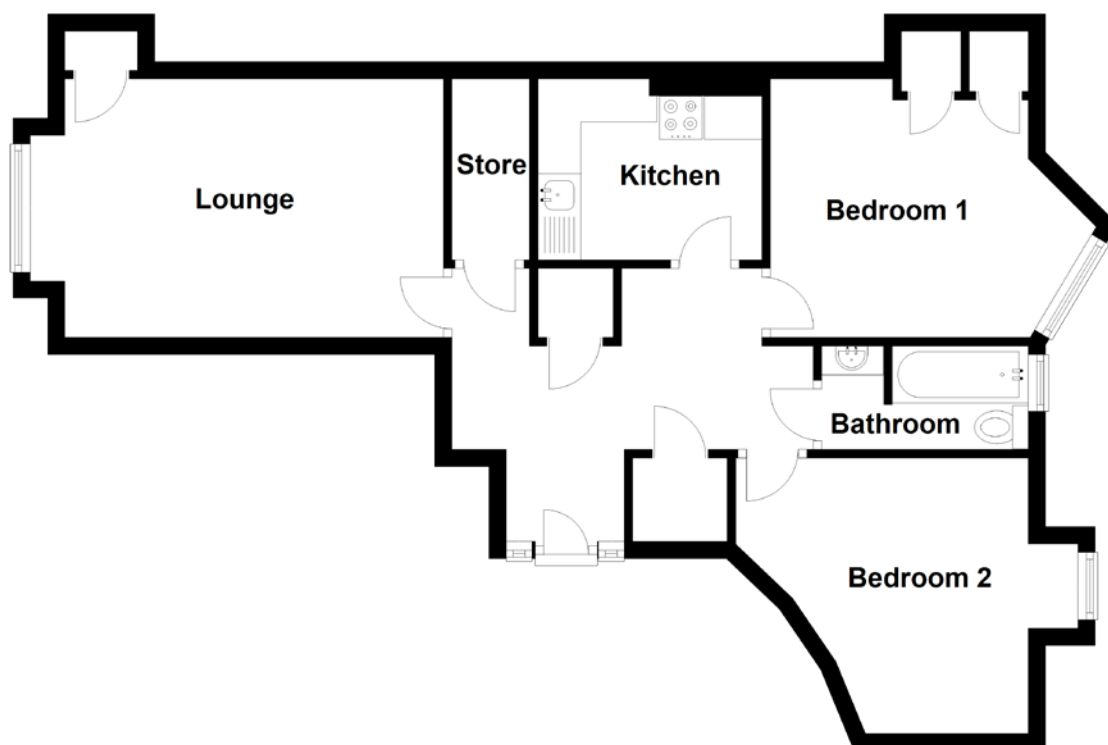


In addition, the property includes full double glazing, free on-street parking, and is a stones throw from Leith links which is one of the most sought after areas in Leith.

THE GARDEN & VIEW



FLOOR PLAN, DIMENSIONS & MAP

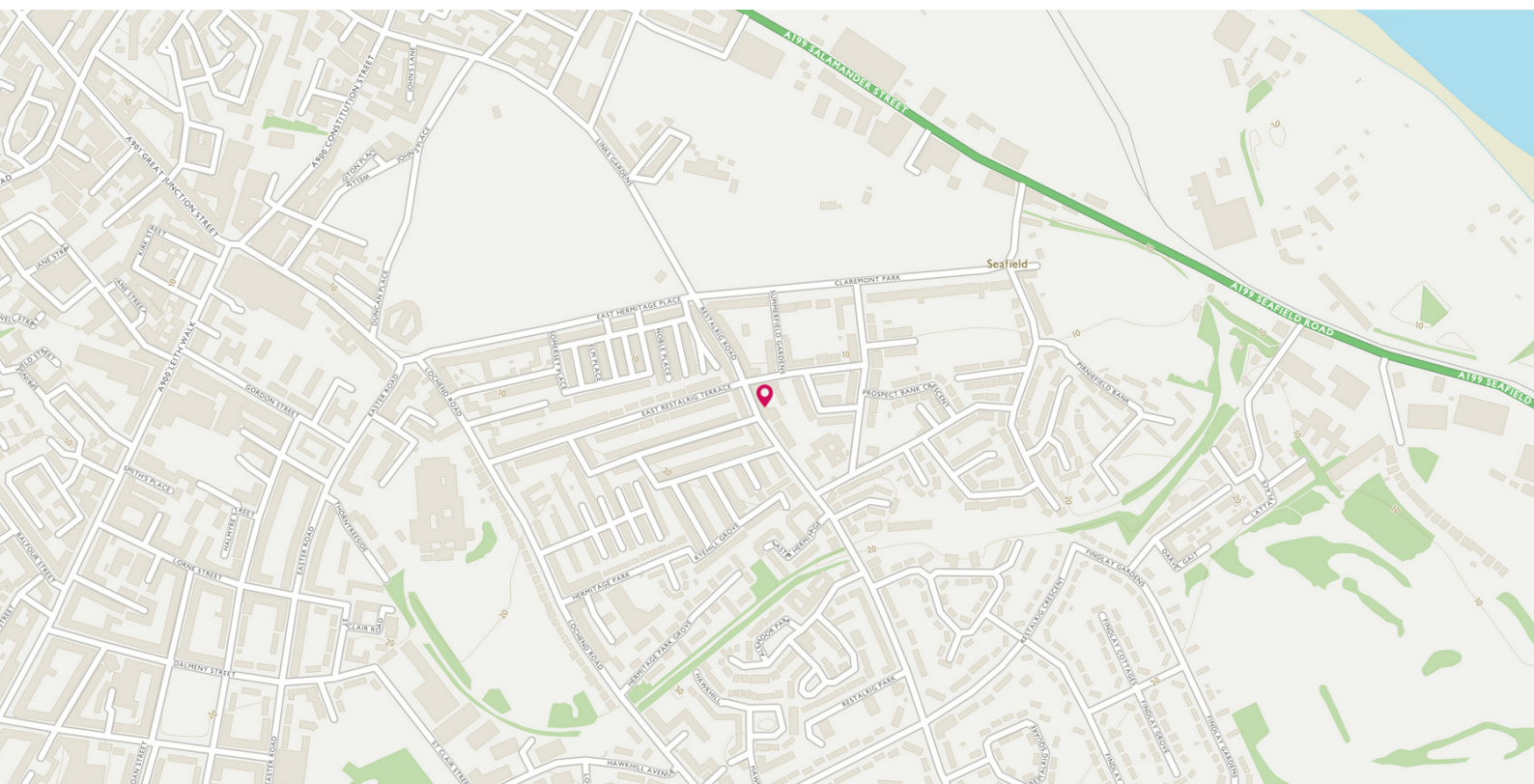


Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.00m (9'10")
Kitchen	2.60m (8'6") x 1.90m (6'3")
Store	2.10m (6'11") x 0.90m (2'11")

Bedroom 1	3.80m (12'6") x 3.00m (9'10")
Bedroom 2	3.40m (11'2") x 3.20m (10'6")
Bathroom	2.40m (7'10") x 1.20m (3'11")

Gross internal floor area (m²): 57m²
EPC Rating: G



THE LOCATION

Many would consider Edinburgh's Leith Links area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as several banks, building societies and a Post Office.

A few minutes walk takes you to Ocean Terminal, where further shops, restaurants and cinema can be found.





There is an excellent choice of places to eat and drink, several places of entertainment in its bright and lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries and a good choice of dentists. The Shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. From here, it is a simple matter of a twenty-five minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route.



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