

2 Alemoor Park

EDINBURGH, EH7 6US



*MODERN TWO BEDROOM MAINDOOR FLAT IN
EDINBURGH'S POPULAR RESTALRIG*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

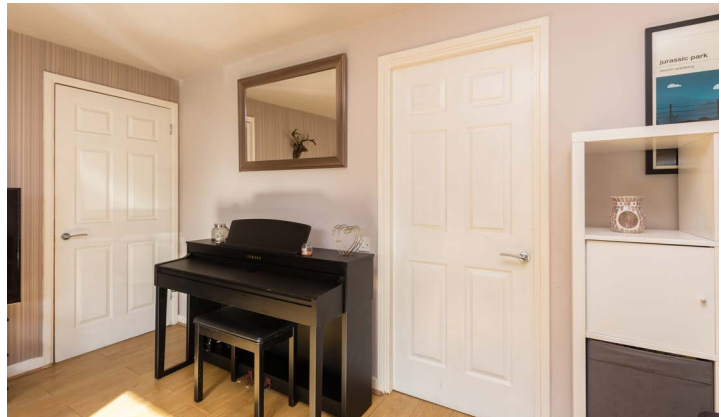




McEwan Fraser Legal is delighted to present this two bedroom ground floor flat in the popular area of Restalrig. The property is in walk-in condition. Inside, the property comprises of:

- Fully equipped kitchen large kitchen with plenty of storage space for free-standing white goods
- A south facing spacious living area
- Two well proportioned double bedrooms
- Main family bathroom is modern and equipped with a white three-piece suite

In addition to this, the property benefits from gas central heating, full double glazing, private front garden area and lastly an allocated private parking space as well as more than adequate on-street parking.



THE LOUNGE



THE KITCHEN



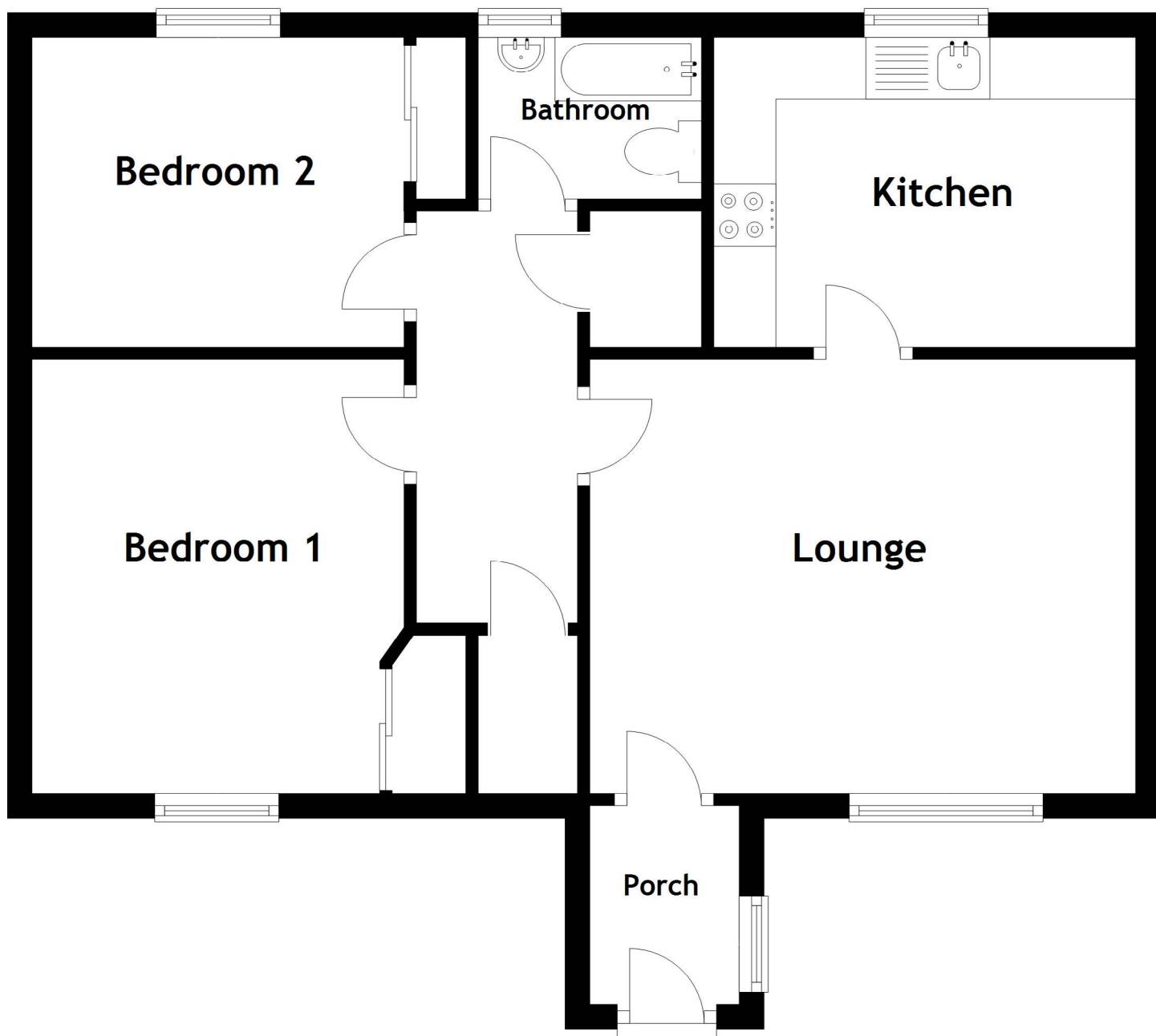


BEDROOMS



THE BATHROOM





Approximate Dimensions
(Taken from the widest point)

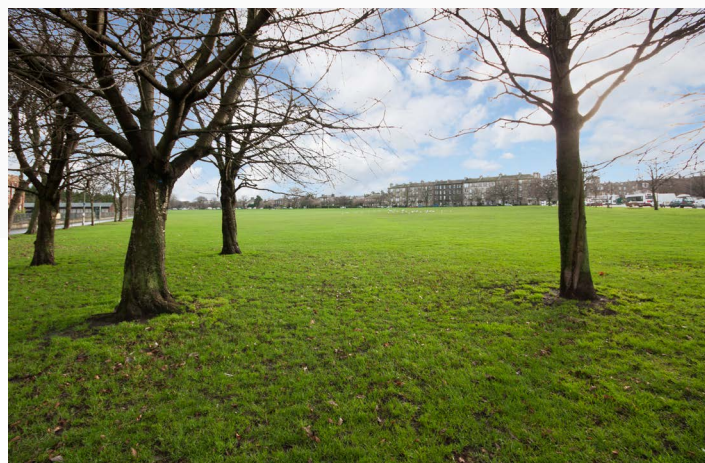
Lounge	4.40m (14'5") x 3.50m (11'6")
Kitchen	3.40m (11'2") x 2.50m (8'2")
Bedroom 1	3.50m (11'6") x 3.00m (9'10")
Bedroom 2	3.00m (9'10") x 2.50m (8'2")
Bathroom	1.80m (5'11") x 1.30m (4'3")

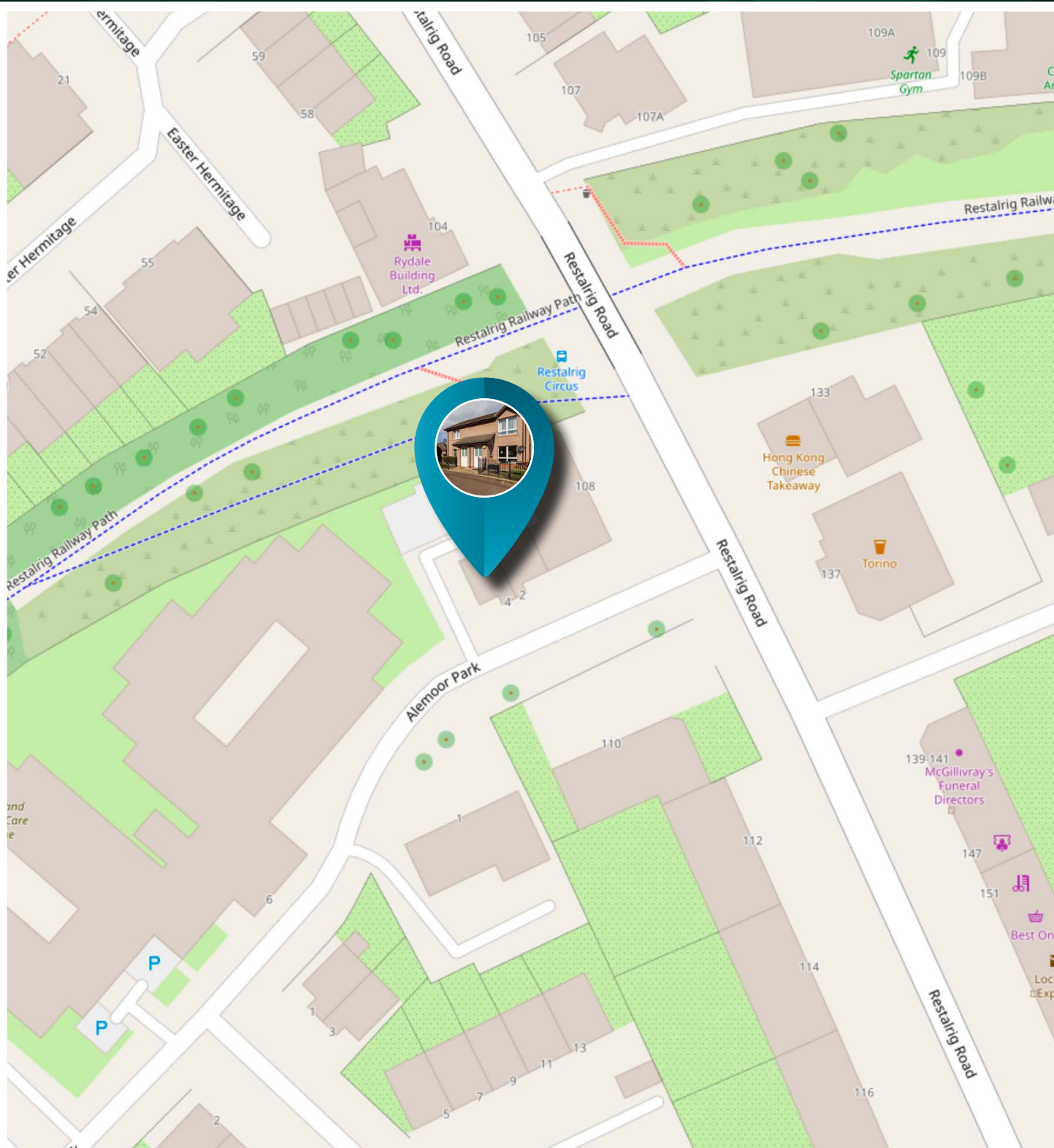
Gross internal floor area (m²): 60m²
EPC Rating: C

Many would consider Edinburgh's Leith Links area to be one of the city's best served suburban shopping centres. There is an extensive 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. Also, 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.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
BEN STEWART CLARK
Surveyor



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing from their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.