



43 Sleigh Drive

Restalrig, Edinburgh, EH7 6EB

We sell homes, not just houses





Summary

Offering two bedrooms, a living room, a kitchen, and a bathroom, this lower villa in Restalrig is also accompanied by a private front garden, a private rear garden area, access to a shared drying green, and unrestricted on-street parking. The home provides a blank canvas for its new owner to carry out cosmetic improvements and make it their own. The property lies within easy reach of excellent nearby amenities including shops, schools, transport links, and scenic open spaces, such as Lochend Park.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Features

- Lower villa in Restalrig
- Opportunity for modernisation
- Entrance hall with storage
- Spacious living room
- Bright kitchen
- Two bedrooms with storage
- Three-piece bathroom
- Private front and rear garden areas
- Access to a shared drying green
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D





Lower villa in Restalrig, a spacious living room with a bright kitchen





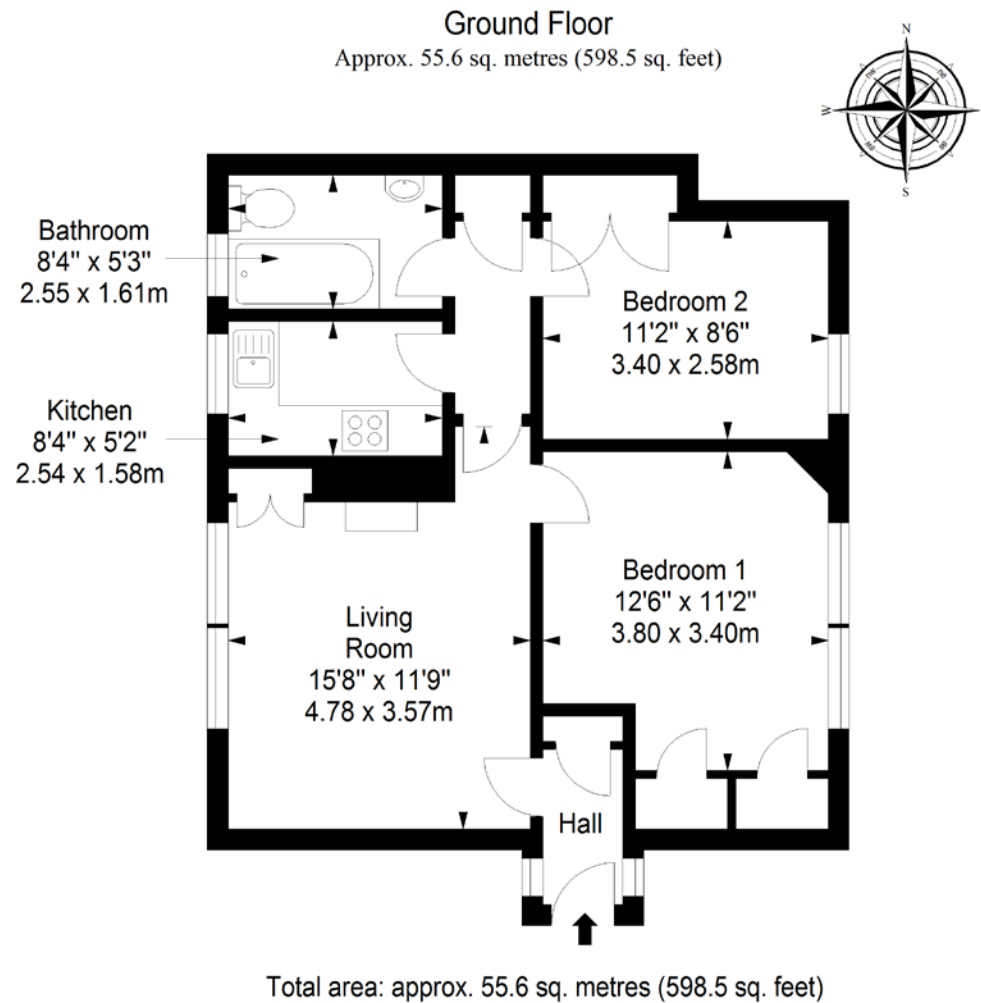


Two bedrooms with storage and a
three-piece bathroom





Floorplan



89-91 Morrison Street, Edinburgh, EH3 8BU
0131 337 7771
www.clancys-solicitors.co.uk

rightmove  OnTheMarket.com   Zoopla



DISCLAIMER
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.