



## 59 Easter Hermitage, Edinburgh, EH6 8DR

Beautifully Presented and Spacious, Three-Bedroom, Mid-Terrace Townhouse

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# Property Description

Beautifully presented and spacious, three-bedroom, mid-terrace townhouse, with gardens, a driveway and an integrated garage. Set in a desirable cul-de-sac development, located in the Restalrig area, northeast of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, three good-sized bedrooms, an en-suite shower room and a family bathroom.

Highlights include a stylish kitchen with integrated appliances, fitted bathroom suites, and extensive contemporary lighting. In addition, there are multiple TV points, gas central heating, double glazing and superb storage, including integrated wardrobes and a loft.

There is an enclosed rear garden with a synthetic turf lawn, whilst the integrated garage includes power, lighting and utility connections. The development also offers additional visitors parking and well-maintained communal grounds.

A bright entrance hall, with built-in storage and space for outerwear, provides access to the integral garage and leads into a spacious kitchen, set to the rear. Stylish and contemporary, the kitchen includes built-in storage and offers ample room for a dining table and chairs, in front of French doors, which open onto the garden. Gloss-white units are complemented by dark, granite-effect worktops and grey splashback tiling, whilst appliances include an integrated double oven, a five-burner gas hob, a canopy, a fridge/freezer and a dishwasher.

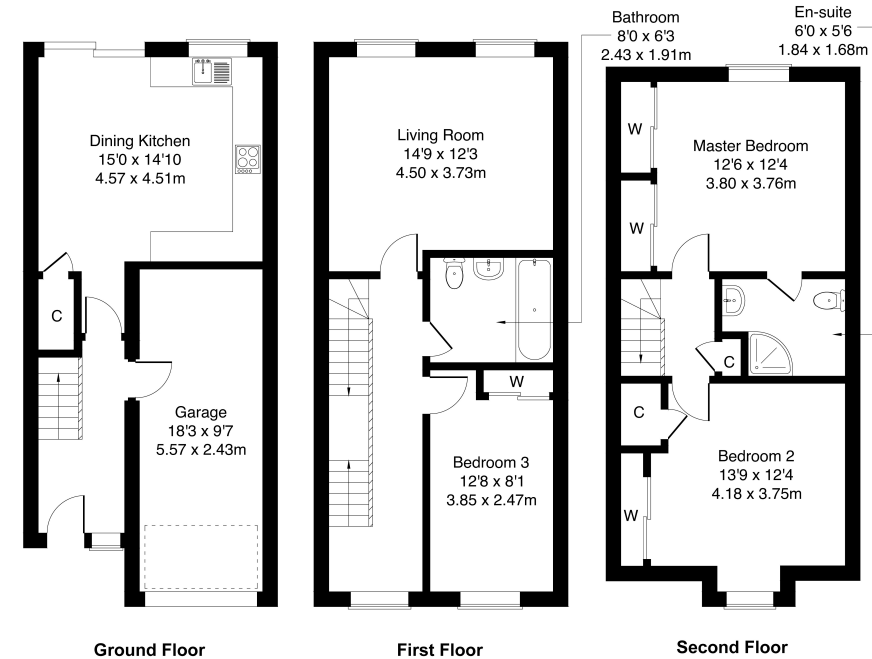
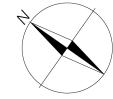
On the first floor, a well-presented living room enjoys generous, natural light, from twin windows, and includes a feature fireplace. A bedroom, with wardrobe storage, provides a good-sized, flexible space, whilst a family bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls and flooring. On the second floor, two tastefully presented double bedrooms enjoy generous, built-in storage, whilst the master bedroom further benefits from a modern, en-suite shower room.

A number of items of furniture may be available by separate negotiation.

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Approximate Gross Internal Area: (1496 sq ft - 139 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Restalrig is a popular residential area, located east of Edinburgh centre, consisting of a mixture of family-sized homes. Local shops can be found throughout, with a Morrisons superstore on Portobello Road and a Sainsbury's at Meadowbank Retail Park. An extensive range of high-street names can be reached at the newly built St James' Centre, along with a cinema, restaurants, bars and a gym at the Omni Centre. Further afield, still in close proximity, Ocean Terminal offers further high-street retailers, as well as restaurants, bars, a cinema, a gym and free parking. Nearby Leith

Links offers open green space, a children's park and walks, and further east, Portobello offers the famous seafront promenade, whilst the extensive Holyrood Park and Arthur's Seat parklands are also close by. The area offers a good choice of well-regarded schools catering for all levels, and this east-of-city centre location gives good road links in and out of the city via the A1 and A199, with regular public transport available from Restalrig Avenue and Portobello Road.









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