



Property Description

Well-presented and spacious, one-bedroom, second-floor flat, forming part of an impressive traditional stone-built tenement. Located in the popular Restalrig area, north east of Edinburgh city centre.

Comprises an entrance hallway, living / dining room, kitchen, a double bedroom, and a bathroom.

This period property features tall ceilings, ornate cornice-work, extensive varnished hardwood flooring and wooden doors. Further features include a fitted kitchen, gas central heating, double glazing, and a period feature fireplace.

In addition, there is a secured entry system, a well-maintained shared garden, and unrestricted street parking to the front.

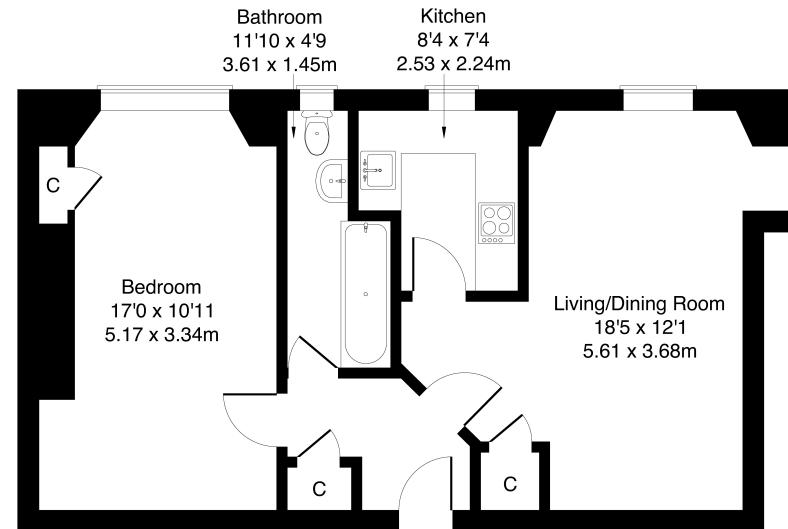
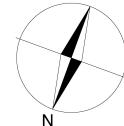
An entrance hallway provides access to all rooms throughout the property, leading through to the living/dining room, which is finished with light décor throughout and benefits from plenty of natural light, along with a built-in cupboard ideal for storage. The kitchen is set off the living room, adding convenience, and is finished with wood-effect countertops, a stainless steel sink with drainer, and an integrated oven and gas hob with canopy above, as well as space for two additional appliances.

The spacious bedroom matches the flooring found in the living room and features a fireplace, making this an ideal space for relaxation, along with a built-in cupboard. Completing the property is the bathroom, which is fitted with a three-piece suite, including a shower over the bath and a ladder-style radiator.



2F2, 4 Hermitage Park, Edinburgh, EH6 8HB

Approximate Gross Internal Area: (603 sq ft - 56 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 situated east of Edinburgh city centre, comprising a variety of family-sized homes. A good selection of local shops is available throughout the area, with larger supermarkets including a Morrisons on Portobello Road and a Sainsbury's at Meadowbank Retail Park. Further high-street shopping can be found at the St James Quarter, while the Omni Centre offers a cinema, restaurants, bars, and a gym. Nearby Ocean Terminal provides additional retail,

leisure and parking facilities. For outdoor recreation, Leith Links offers open green space, a children's play park and walking routes, while Portobello's beach promenade and the extensive parklands of Holyrood Park and Arthur's Seat are also within easy reach. The area is well served by a range of schools at all levels and offers excellent transport links via the A1 and A199, along with frequent bus services from Restalrig Avenue and Portobello Road.





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