



1/3, Alemoor Park, Edinburgh, EH7 6US

Bright and Well-Proportioned, One-Bedroom, Triple Aspect, First Floor Flat

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Property Description

Opportunity to acquire a 25% shared ownership* of this Bright and well-proportioned, one-bedroom, triple aspect first floor flat, forming part of an established residential development. Located in the popular Restalrig area, to the north east of Edinburgh city centre.

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

Some redecoration may be required to suit purchasers' tastes/preferences. Features include a quality Worcester gas boiler, a dual-aspect public room, and double glazing throughout. In addition, there is an integrated bedroom wardrobe, a secured entry system, shared gardens to the front, and a residents' car park to the rear.

*The remaining 75% is owned by Harbour Homes, to whom a monthly occupancy charge of £250.00 is payable. Any new purchaser must meet the eligibility criteria and will be required to complete an application form, which will be reviewed and approved by Harbour Homes.

Please enquire for more information regarding the eligibility-specific criteria and the application form.

The welcoming entrance hall provides access to all rooms and includes a handy built-in storage cupboard, perfect for keeping everyday items neatly tucked away. The living room features soft carpeted flooring, a central light fitting, and a fireplace, creating a warm focal point. With generous space for both seating and a dining table, it is an ideal setting for relaxing or entertaining. The fitted kitchen is finished with wood-effect flooring, stone-effect worktops, and a tiled splashback surround. It includes a sink with a drainer and comes complete with a fridge/freezer, washing machine, oven, and gas hob with canopy above.

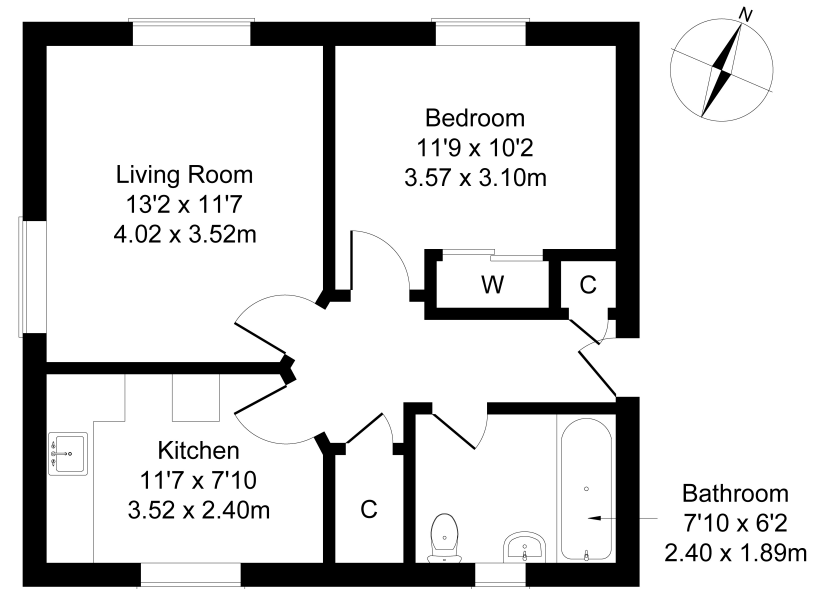
The bedroom is bright and well-proportioned, with carpeted flooring and a built-in wardrobe with sliding doors offering excellent storage. There is ample room for a double bed and additional furniture, making it a comfortable retreat. Completing the property, the bathroom is fitted with stone-effect flooring, a tiled splashback surround, and a central light fitting.

The living room and bedroom are virtually staged with our compliments.



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Approximate Gross Internal Area: (517 sq ft - 48 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, a Sainsbury's at Meadowbank Retail Park, and a large Tesco at Duke Street/Foot of Leith Walk. The Omni Centre offers a cinema, restaurants, bars, and a gym. Nearby Ocean Terminal provides additional retail, dining, 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, with the nearest bus services running from Restalrig and Lochend Road, all leading to Edinburgh city centre. Within the estate itself there is also an excellent medical practice.





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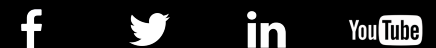
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Estate Agents and Solicitors



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