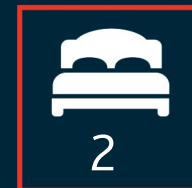




Offers over £150,000

45/4 Findlay Avenue, Restalrig, Edinburgh, EH7 6EY





## Light, Well Proportioned & Newly Upgraded First Floor Flat

**CLOSING FOR OFFERS: FRIDAY 5TH JULY 2024 AT 12 NOON**

This is a light, well-proportioned first floor flat forming part of a block of four similar style properties pleasantly located with a bright rear southerly aspect towards Arthur's Seat in the popular Restalrig district lying east of the city centre.

Convenient to local amenities, schools and transport links, this excellent starter flat with letting potential offers charming accommodation with useful storage comprising: inner hall, generous twin windowed lounge, good-sized well fitted kitchen/diner with appliances, two double bedrooms and stylish bathroom with three-piece white suite/electric shower. Newly upgraded and freshly decorated throughout with new fitted floor coverings, this extremely desirable property is presented to the market in true move-in condition. Comfort is further assured by means of gas central heating and double-glazed windows. There is a well-tended private garden to the side of the building and a shared garden/drying area to the rear.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

### ACCOMMODATION (WIDEST POINTS)

|                      |                             |
|----------------------|-----------------------------|
| <b>Lounge</b>        | 14'2 x 11'3 (4.32m x 3.43m) |
| <b>Bedroom 1</b>     | 11'3 x 10'1 (3.43m x 3.07m) |
| <b>Bedroom 2</b>     | 11'3 x 7'8 (3.43m x 2.34m)  |
| <b>Kitchen/Diner</b> | 11'3 x 9'11 (3.43m x 3.02m) |
| <b>Bathroom</b>      | 7'9 x 4'7 (2.36m x 1.40m)   |

**LOCATION**

Add text here

**EXTRAS**

Add text here

**EPC RATING**

C

**VIEWING**

Add text here





## 45/4 Findlay Avenue



Schematic Diagram Only - Not To Scale  
Plan produced using PlanUp.