



81/12 RESTALRIG ROAD SOUTH

Restalrig, Edinburgh, EH7 6JD



1

Public Room



1

Bedrooms



1

Bathroom



81/12 RESTALRIG ROAD SOUTH

This one-bedroom flat is situated on the third/top floor of a classic Edinburgh tenement, with a peaceful rear position. Its attractive contemporary interiors are illuminated by large south-facing picture windows that provide panoramic city views, including the iconic landmarks of Arthur's Seat and Calton Hill. The desirable property further benefits from access to a delightful, shared garden and conveniently unrestricted on-street parking. Additionally, it is less than two miles from the city centre and beautiful Portobello beach, with open green spaces also close by, including Holyrood Park within walking distance.







D

EPC
RATING

B

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Well-connected central location
- South-facing with stunning views towards Arthur's Seat
- Attractive contemporary interiors
- Rear-facing third/top-floor tenement flat
- Secure entry system and shared stairwell
- Entrance hall with storage
- Living/dining room with storage and study area
- Stylish kitchen
- One double bedroom with fitted mirrored wardrobes
- Bathroom with shower-over-bath
- Delightful, shared garden
- Unrestricted on-street parking
- Gas central heating and double-glazing



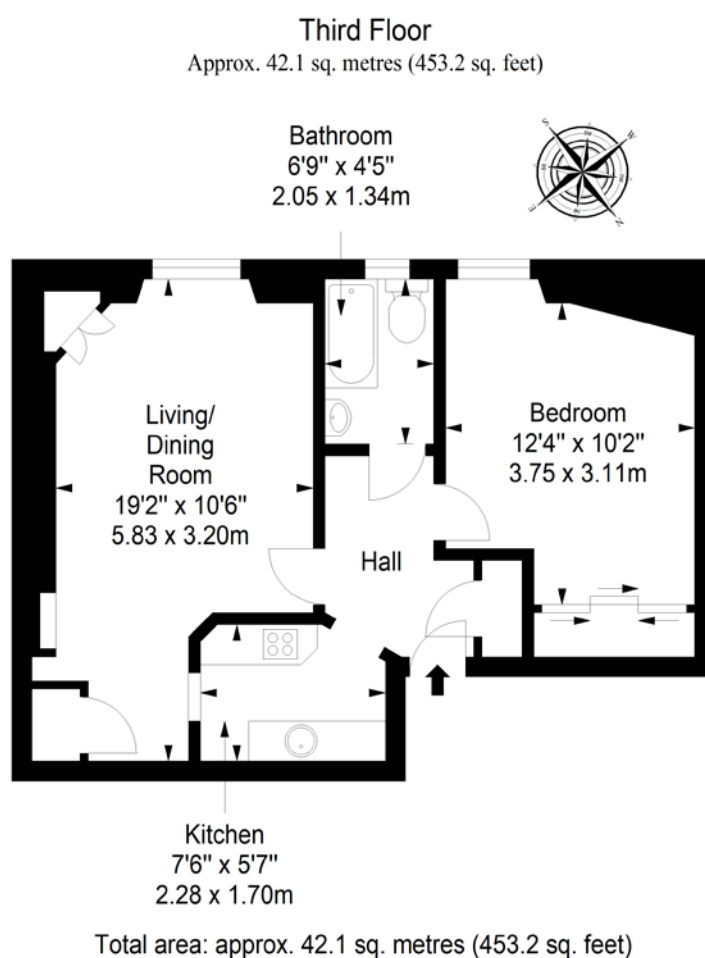


Extras: All fitted floor and window coverings, and light fittings are included in the sale.



RESTALRIG, EDINBURGH

The suburb of Restalrig is a popular residential area situated to the East of the city centre. It offers good local amenities including shops, banks and supermarkets. Meadowbank Retail Park and Ocean Terminal shopping centre are also close by, offering more substantial shopping. The surrounding area offers great outdoor activities, including the nearby Lochend Park, a popular country-style park with a loch, historical buildings, a children's play area and a café. The park holds a Green Flag in recognition of it being a quality green space. A bit further afield is the fantastic open space of Holyrood Park. For the active type, there is Meadowbank Sports Centre nearby with a gym and fitness classes, and for the golf enthusiast, Craigentinny Golf Course is a short walk away. The property is in the catchment areas of the nearby Craigentinny Primary School, and a short walk away is Leith Academy. Regular bus services run to the city centre and surrounding areas, making this an ideal location.



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



rightmove

Zoopla.co.uk

PrimeLocation
Find the home you deserve

espc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.