

11/4 Restalrig Circus
Edinburgh, EH7 6HL



"Restalrig Circus is a two-bedroom first-floor flat located in the popular Restalrig area"

- ENTRANCE STAIR
- LIVING ROOM
- KITCHEN/DINER
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- PRIVATE AND COMMUNAL REAR GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

Restalrig at one time, like so many other parts of the city was an independent village. However, as the city grew, the village was absorbed and it is now surrounded by other residential districts such as Lochend, Meadowbank and Craighton.

It is exclusively residential in nature and very conveniently located to east of the city centre. Within the village itself are a number of small shops attending to most daily requirements along with a branch of Scotmid and a Greggs store. Meadowbank Retail Park, Morrison's Supermarket and Fort Kinnaird Retail Park are a short drive away.

Schooling is well represented from nursery to senior level and local leisure amenities include Meadowbank Sports Stadium, Holyrood Park and Arthur's Seat which provide country like walks and Leith Links.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



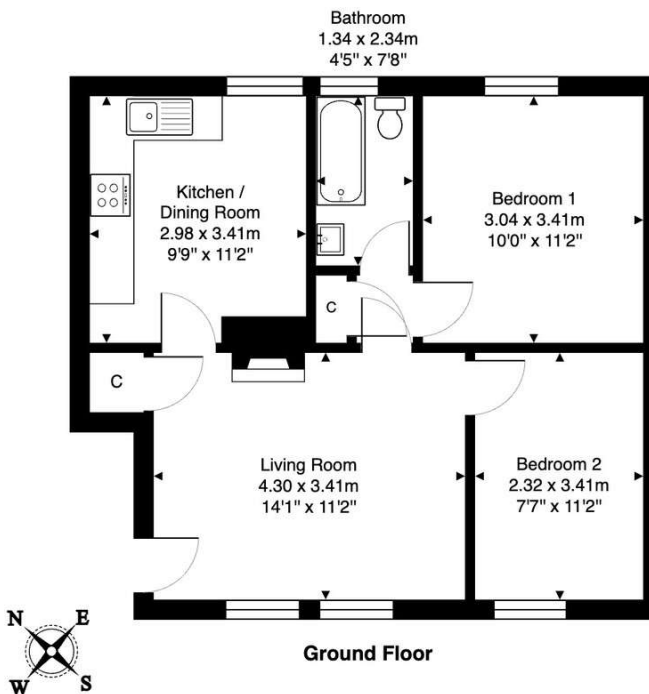
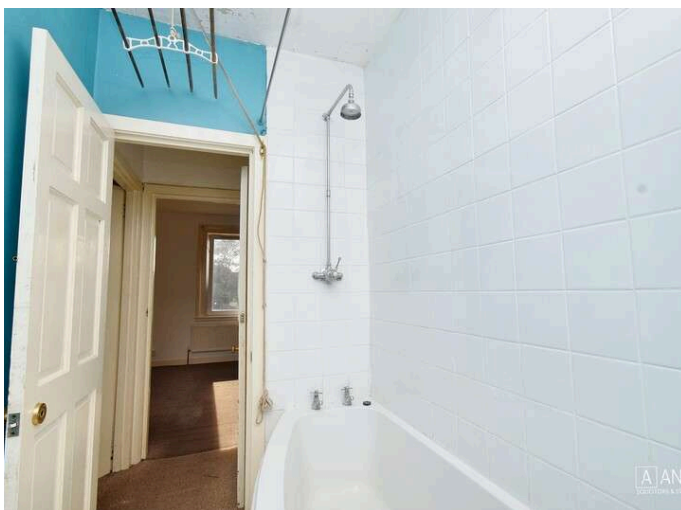
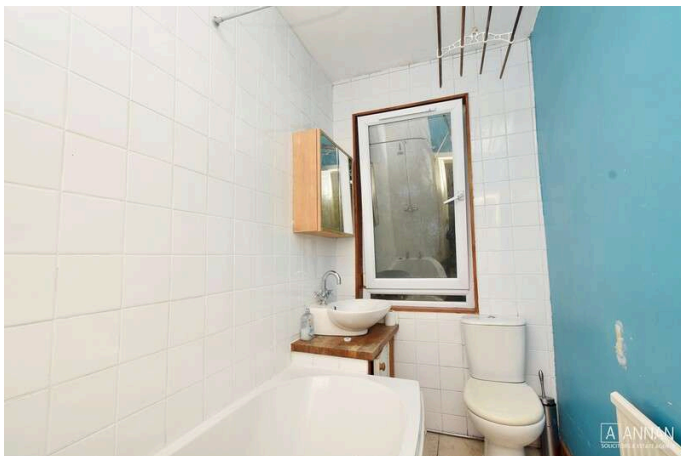
DESCRIPTION

Restalrig Circus is a two-bedroom first-floor flat located in the popular Restalrig area, just east of Edinburgh city centre. While the property would benefit from slight modernisation, it offers excellent potential, making early viewing highly recommended. Set back from the main road, this flat is an ideal choice for first-time buyers, young professionals or investors seeing a rental investment. The accommodation comprises: bright and spacious living room with stunning views of Arthur's Seat; fitted kitchen diner with space for a table and chairs for four, and ample floor and wall-mounted storage; rear-facing double bedroom 1; front-facing double bedroom 2 and a family bathroom with a mains-fed shower over the bath. Additional benefits include secure entry system; private and communal rear garden; gas central heating; double glazing and unrestricted on-street parking.

EPC RATING

The energy efficiency rating for this property is band C.

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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



9/2 Restalrig Circus, Edinburgh, EH7 6HL

Total Area: 50.9 m² ... 547 ft²

All measurements are approximate and for display purposes only.

A ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

espc

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