



Solicitors & Estate Agents










Offers Over

£185,000

21/1 Restalrig Circus

Restalrig | Edinburgh | EH7 6HJ

Well-proportioned three bedroom main door lower villa situated in a quiet residential pocket of Restalrig. Having been extended by the previous owner whilst boasting a single garage and driveway for secure off-street parking, this makes for an ideal first-time or buy-to-let purchase.

-  3 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Garage and driveway
-  EPC Band - D
-  Council Tax Band - B



Description

Internally, the property is presented in a move-in condition whilst briefly comprising of; welcoming entrance vestibule, bright and airy lounge/diner with an understairs storage cupboard, hallway, fully-fitted kitchen with a range of appliances including freestanding white goods whilst being styled with wooden units and a marble-like worktop, three well-proportioned double bedrooms all offering ample room for freestanding furniture as well as different configurations, and a fully-paneled wet room with a heated towel rail.

The property also benefits from a Ring security alarm system, gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

There are well-maintained private gardens to the front and rear of the property. The rear is laid with a low-maintenance patio and there is also a shared drying green. For the car owner, there is a single garage with a single car driveway. The garage boasts a vehicle inspection pit and work bench.

Viewing

By appointment through Neilsons 0131 625 2222.





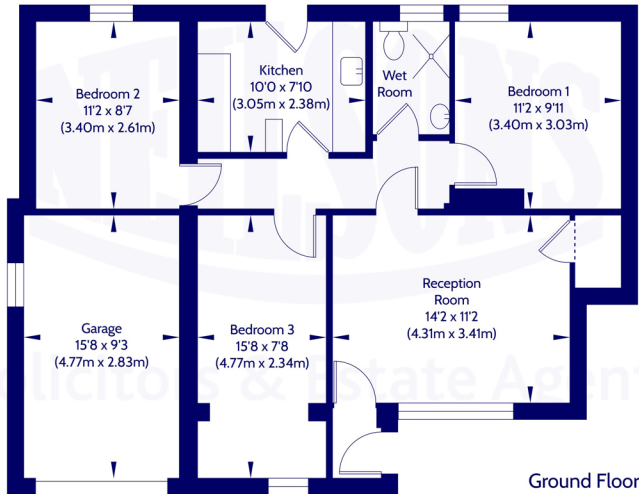
Location

The property is situated in the village of Restalrig, lying north-east of Edinburgh's city centre enjoying a fantastic location with a wide selection of shops and services nearby. The wide green spaces of Holyrood Park and the new Meadowbank sports centre are within easy walking distance and a range of sporting and recreational facilities can be found close by in Leith, with an array of bars, bistros and restaurants located nearby, extending to the Shore area. The property is ideally placed for access to the city centre, as well as to Portobello, the A1 and the city bypass. A good selection of bus services swiftly link the city centre and surrounding areas.





Approx. Gross Internal Floor Area 66.72 Sq M / 718 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

