







## Welcome

Welcome to Restalrig Road, this fabulous, well-proportioned two bedroom first floor flat forms part of a traditional tenement building, offering bright and spacious accommodation suited to the first time buyer, family or indeed an investment opportunity. The property further benefits from a secure entry system, communal garden to the rear, unrestricted on street parking. Restalrig Road is ideally located in the Leith links area of Edinburgh within easy reach of the city centre, close to an abundance of local amenities, swift transport links, wonderful green open spaces and highly regarded schooling. We would recommend an early viewing to avoid disappointment.

- Reception hallway.
- Front facing living room.
- Dining kitchen fully equipped.
- Two bedrooms.
- Box room.
- Bathroom presented as a shower room.
- Gas central heating.
- Double glazing.
- Communal gardens to the rear.
- Secure entry system.
- On street parking available.







## Restalrig

Leith Links is the vast open green parkland which the properties are set around and famous as the "home of golf" hence the name links. It lies close to the historic port of Leith, where the wealthy merchants built their grand houses around the park. The vibrant and popular Shore area is close by, offering a wealth of bars, cafes and Michelin starred restaurants. Nearby is the Ocean Terminal Shopping Centre, offering high street shopping and includes a gym, cinema and moored alongside is the famous Royal Yacht Britannia and the headquarters of the Scottish Office. The park is a great social hub with local football clubs, children's playground, tennis courts and bowling greens. The old Victoria Baths are close by, now a leisure centre, with swimming pool and fitness suite. The Water of Leith cycle path network is easily accessible with pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas. An excellent number of regular bus routes, service the area, including the No.22 route to the west and the Gyle Business Park and the No.35, passes by the Scottish Parliament at Holyrood and onto the west.

## Extras

The sale includes all light fittings, floor coverings, blinds, curtains, and integrated kitchen appliances such as the oven, extractor, fridge/freezer, and washing machine. Bathroom fittings and any free-standing wardrobes are also included. Some furniture may be available by separate negotiation.



# Get in touch

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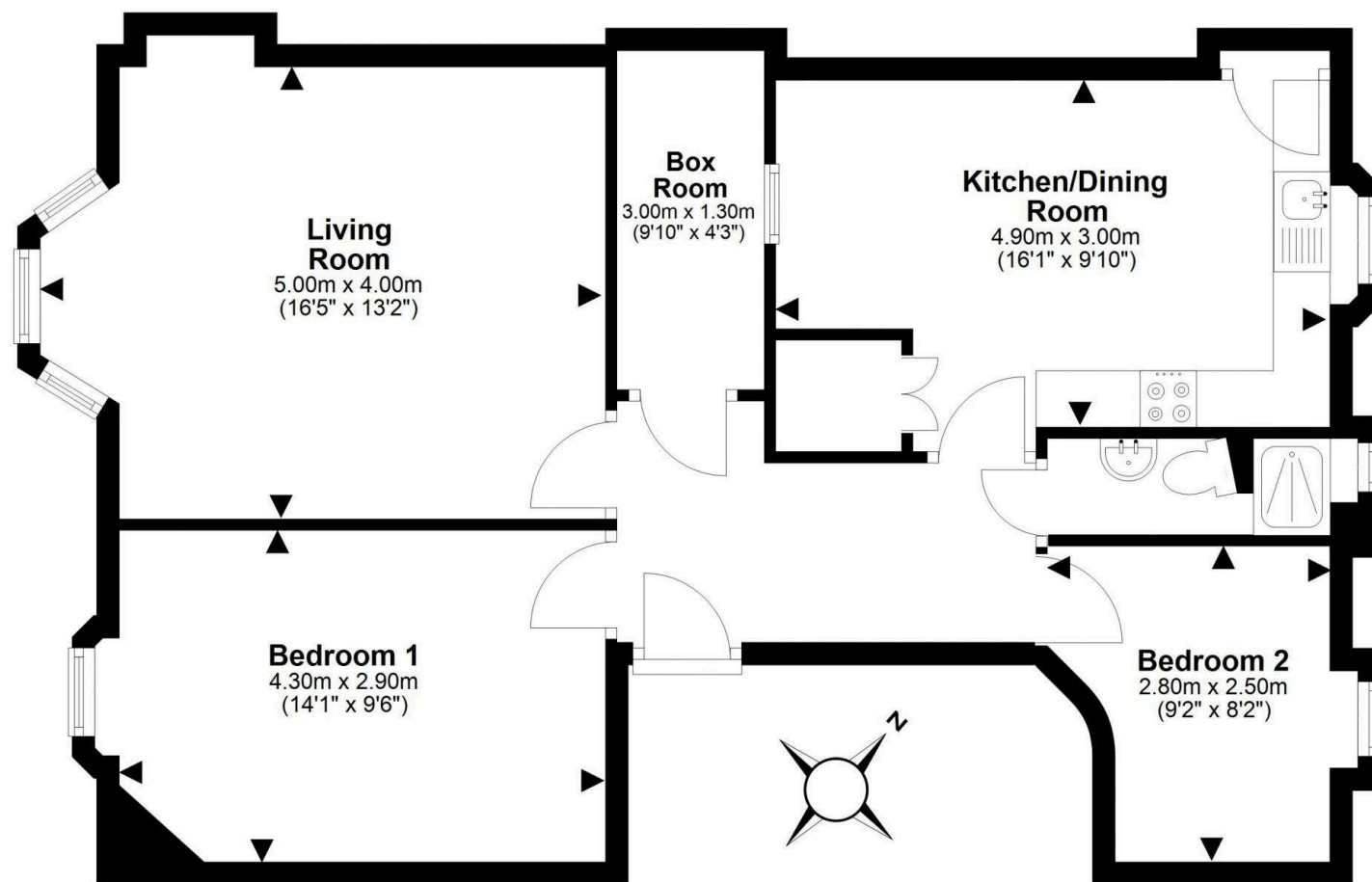
Bruntsfield Office:

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.