



## 92/10 Restalrig Road South

Restalrig, Edinburgh, EH7 6JB

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This one-bedroom third-floor flat forms part of a traditional tenement building in sought-after Restalrig. It offers proximity to fantastic amenities, bars, and restaurants, and is close to idyllic green spaces and regular transport links, offering a swift connection to the city centre. The home is brought to market in excellent decorative order too, enjoying stylish interior design throughout and modern fixtures and fittings. It is a sophisticated city home that is sure to appeal to professionals, couples, first-time buyers, and rental investors alike.

Reached via a secure shared entrance and stairwell, the flat's front door opens into a hall that offers built-in storage and a wonderful first impression. To the right is the open-plan kitchen and living room, which has a southwest-facing aspect and spans the depth of the property. Here, a wood-textured floor in muted tones is paired with understated neutral décor and a bold accent wall – a stylish look that is inviting and easy to dress. There is plenty of room for a comfy sofa and a good-size nook for a table and chairs; plus, there are two built-in cupboards for on-hand storage and a wall-mounted electric fire for cosy evenings. The kitchen itself complements the aesthetic of the room as well, with the cabinets matching the colour of the accent wall. It enhances the sense of space, and is topped with wood-toned worktops and matching splashback panels. It comes with an integrated oven and ceramic hob, an undercounter washing machine, and a fridge/freezer (stored in a cupboard).



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## Features

- A stylish third-floor flat in Restalrig
- Part of a traditional tenement building
- Near excellent amenities and bus links
- Attractive interior design throughout
- Welcoming hall with built-in storage
- Open-plan kitchen/living room
- Modern kitchen design
- Spacious and airy double bedroom
- Bright three-piece shower room
- Communal rear garden laid to lawn
- Unrestricted on-street parking
- Electric heating and double glazing
- EPC Rating - F





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On the opposite side of the hall, the double bedroom enjoys spacious proportions and a southwest-facing window for an airy ambience. It is further enhanced by sumptuous décor in on-trend tones and a plush carpet for comfort. The neighbouring shower room shares the same light-filled aspect, finished with chic styling that includes traditional-inspired wall tiles. It is comprised of a toilet, a washbasin, and a shower cubicle. Electric heating and double glazing ensure year-round comfort.

Outside, homeowners have access to a communal rear garden, which is laid to lawn and with a shared drying area. Plus, there is unrestricted on-street parking to the front as well.

Extras: all fitted floor and window coverings, light fittings, integrated appliances, a fridge/freezer, and a washing machine to be included in the sale.

## Restalrig

Enjoying an ultra-convenient location just two miles east of the city centre, picturesque Restalrig dates back to the 1100s when noble families dominated the district. Today, the historic area retains many of its ancient buildings and has become a popular residential setting with an excellent range of local shops and services. Further amenities can be found just a stone's throw away, with a large supermarket on Portobello Road and a range of retailers at Meadowbank Retail Park. Fort Kinnaird and Ocean Terminal are also easy to access from Restalrig and offer high-street shops and restaurants, as well as multiplex cinemas. Meanwhile, for fashionable eateries and bustling bars, the vibrant districts of Leith and The Shore are within easy reach. Restalrig residents don't have to go far to take in a little fresh air with Lochend Park offering a country-style park, complete with a children's play area and café. Slightly further afield, Portobello boasts its famous seafront promenade, Holyrood Park provides a spectacular array of hills, glens, and lochs, and Arthur's Seat enjoys panoramic city views. Golf enthusiasts will find Craightinny Golf Course within the district and those who prefer indoor exercise can access state-of-the-art facilities at Meadowbank Sports Centre. Well-regarded schools fall within Restalrig's catchment area, with the capital's fine independent schools also easily accessible. Restalrig is well-connected with regular public transport and excellent road links in and out of the city, via the A1 and A199.





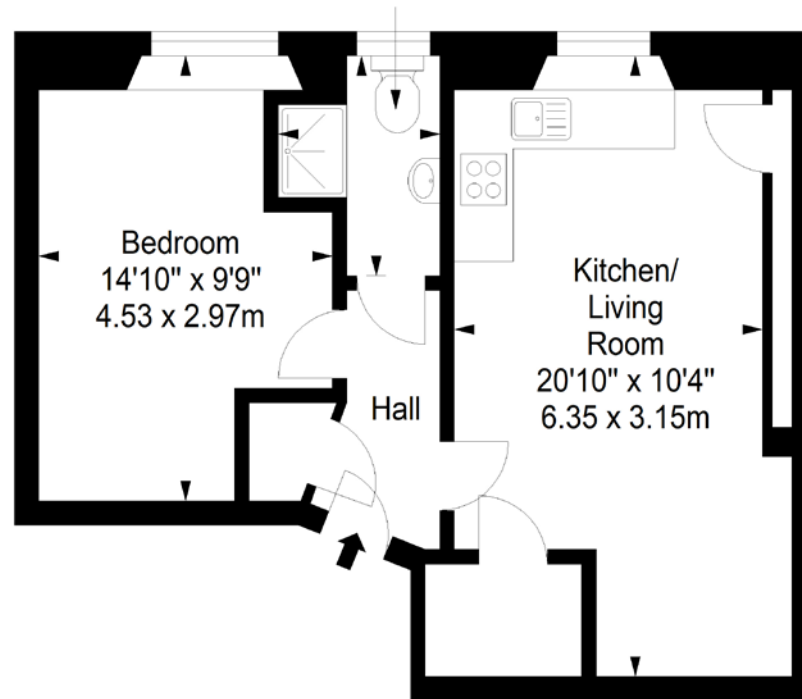
# Floorplan

## Third Floor

Approx. 40.8 sq. metres (439.2 sq. feet)



Shower Room  
7'5" x 5'4"  
2.25 x 1.63m



Total area: approx. 40.8 sq. metres (439.2 sq. feet)

20-22 Torphichen Street, Edinburgh, EH3 8JB  
0131 337 7771  
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