



124/9 Restalrig Road South, Edinburgh

Offers Over £159,000



124/9 Restalrig Road South

Edinburgh, Edinburgh

Nicole McFarlane and RE/MAX Estates -Spacious top floor flat with open-plan kitchen, large bedroom with walk-in wardrobe, ample storage, and shared garden. Ideal for commuters.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Entrance Hall

Access to the property is via a solid wooden door, leading into a welcoming entrance hall. The space is finished with brand new carpet flooring and features a built-in shelved storage cupboard, ideal for coats, shoes, or household items. A central ceiling light provides ample illumination, and an entry intercom system offers added convenience and security.

Breakfasting Kitchen

6' 7" x 6' 9" (2.00m x 2.05m)

This spacious open-plan breakfasting kitchen features attractive wood-effect laminate flooring and offers a practical yet stylish cooking and dining space. It is well-equipped with a freestanding fridge-freezer, washing machine, stainless steel sink and drainer with a modern mixer tap, and coordinating splashback tiling.

Lounge

14' 3" x 10' 8" (4.35m x 3.25m)

Connected to the open-plan breakfasting kitchen, the lounge is a bright and inviting space, perfect for relaxing or entertaining. A large rear-facing window allows for plenty of natural light, enhancing the room's airy feel and highlighting the attractive wood-effect laminate flooring. The high ceilings add to the sense of space, while a central ceiling light completes the look.

Bedroom

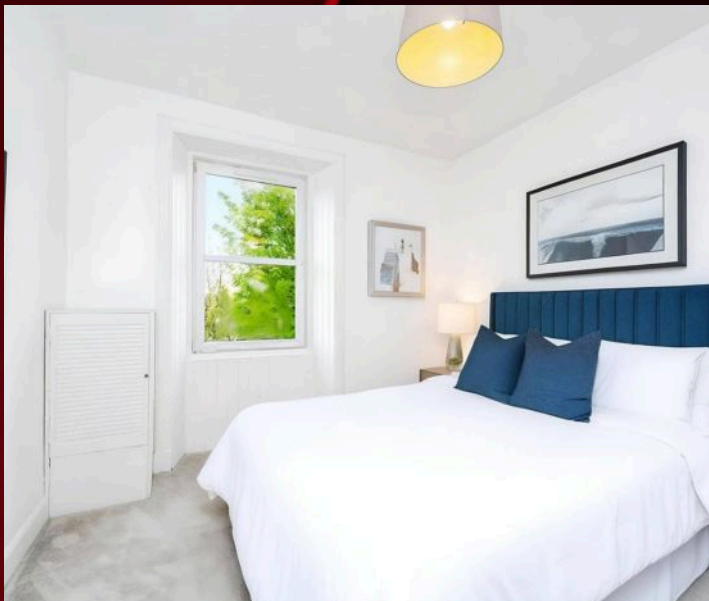
11' 4" x 11' 2" (3.45m x 3.40m)

The bedroom is a generously sized, light-filled space featuring a large rear-facing window that allows in plenty of natural light. It benefits from high ceilings and offers ample space to comfortably accommodate a double bed along with freestanding furniture. A key feature is the spacious walk-in wardrobe, providing excellent storage.

Bathroom

8' 4" x 4' 0" (2.53m x 1.22m)

The bathroom is fitted with a mains-fed bath and an electric shower over, complemented by splashback tiling for easy maintenance. It features a ceramic sink with traditional hot and cold taps, a close-coupled WC, and a wall-mounted radiator. A rear-facing frosted glass window allows natural light in while maintaining privacy.





Box Room

7' 2" x 7' 1" (2.18m x 2.17m)

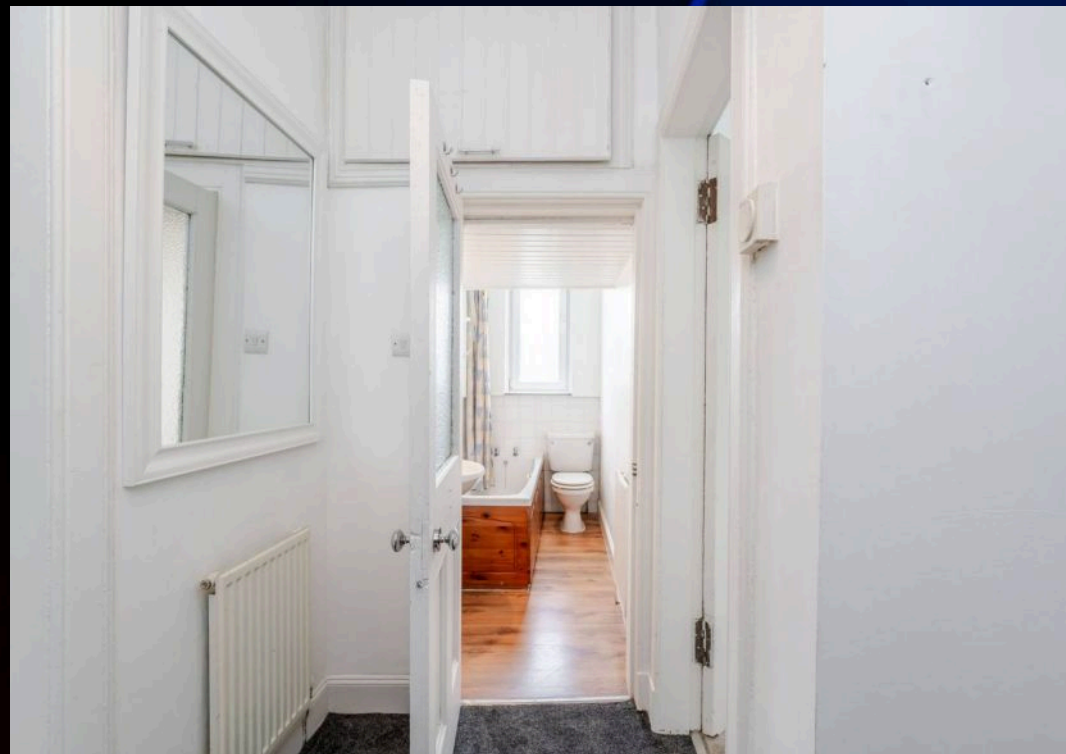
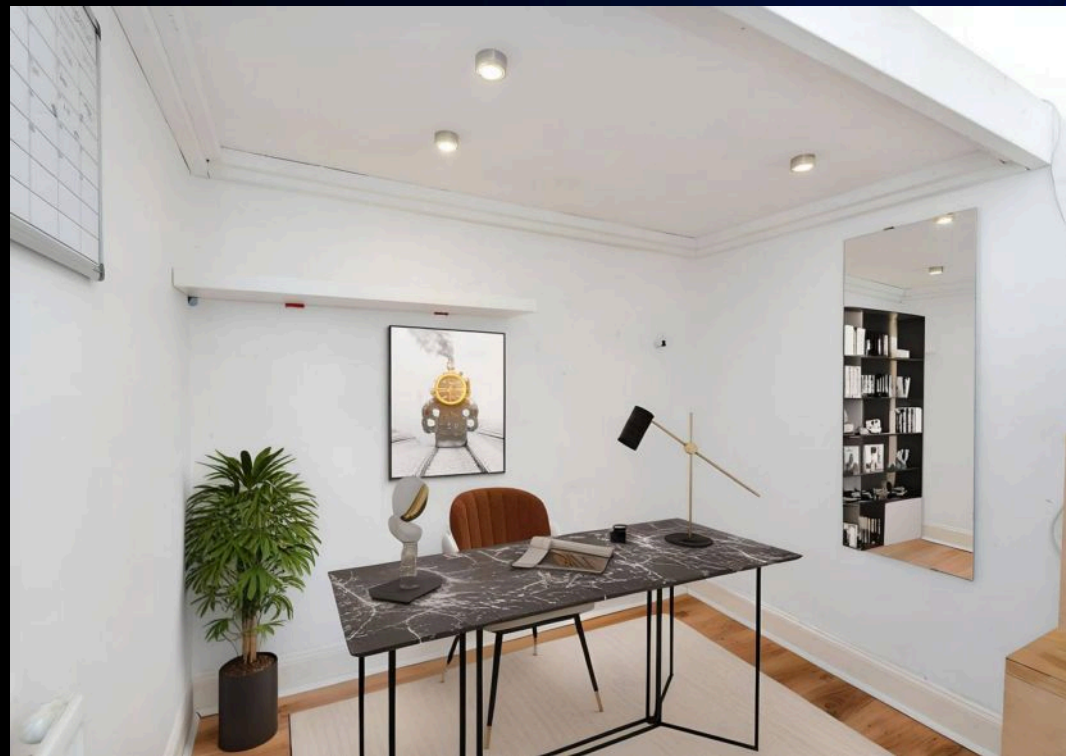
Located just off the entrance hall, the box room offers excellent versatility. It features wood-effect laminate flooring, a central ceiling light, and a wall-mounted radiator, making it a comfortable and functional space. With its compact footprint, it has the potential to be transformed into a useful storage cupboard, a quiet home office, or a cosy single bedroom.

Communal Garden

At the rear of the property, you'll find a spacious shared garden, predominantly laid to lawn and beautifully complemented by mature trees and shrubs. The garden also includes convenient washing lines, making it practical as well as pleasant—a perfect outdoor space to relax or enjoy some fresh air.

ON STREET

There is ample on-street parking available to the front of the building, with spaces often conveniently located close to the property.



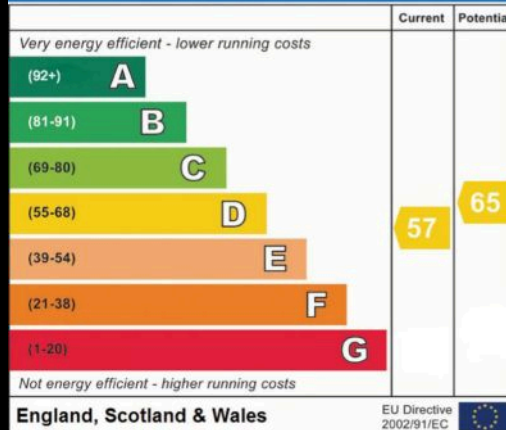


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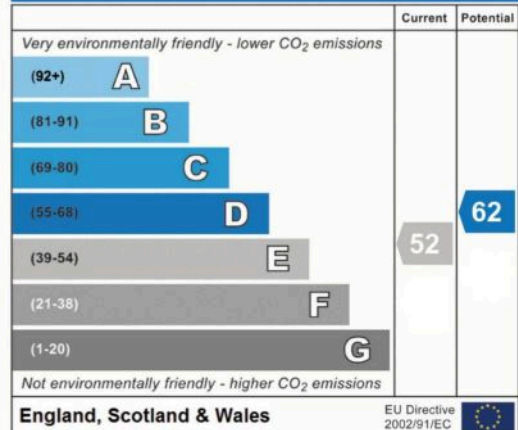


Approx. Gross Internal Floor Area 495 sq. ft / 46.05 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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