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## 65 Restalrig Road South

Edinburgh, EH7 6LF

Offers over £250,000



This lovely property, nestled in a quiet cul-de-sac, presents an exciting opportunity for those seeking a home with character and potential. Move-in ready, yet offering room for personalization, this residence is perfect for families and first-time buyers alike.



## Description

65 Restalrig Road South, Restalrig, Edinburgh, United Kingdom

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### Key Features:

**Accommodation Over Two Levels:** The layout is thoughtfully arranged, with the ground floor hosting a welcoming reception hallway. As you step inside, the lounge immediately catches your eye. Flooded with natural light from windows at both the front and rear, it provides a comfortable space for relaxation and entertainment. There's even ample room for a dining table, making it ideal for family gatherings.

**Well-Equipped Kitchen:** The kitchen boasts practicality and style. Wall and base units offer plenty of storage, while complementary worktops create a functional workspace. Appliances include an electric hob, oven, washing machine, and fridge freezer—a setup that caters to modern living.

**Two Double Bedrooms:** Ascend to the upper level, where you'll find two generously sized double bedrooms. Both rooms feature built-in storage, ensuring clutter-free living.

**Convenient Shower Room:** Completing the accommodation, the shower room provides a refreshing space to start or end your day.

### Outdoor Spaces:

**Spacious Rear Garden:** The enclosed rear garden is both child-friendly and low-maintenance. Whether it's playtime or relaxation, this outdoor space offers versatility.

**Front Garden and Driveway:** The front garden is designed for easy upkeep, and the driveway provides off-street parking—a valuable asset in any neighborhood.

## Local Area

Restalrig Road South is located in Edinburgh, Scotland, and is known for its historic charm, dating back to the 1100s. It's situated just two miles east of the city center, making it a convenient location for accessing various amenities and attractions.

The area offers a good range of local shops and services, catering to the needs of residents.

In terms of transportation, Restalrig Road South is well-connected with several bus routes passing through, as well as train services via ScotRail.

Lounge 19'8" x 10'11" (6.00 x 3.34)

Kitchen 10'5" x 8'2" (3.2 x 2.5)

Bedroom 1 9'6" x 16'0" (2.9 x 4.9)

Bedroom 2 9'6" x 10'11" (2.9 x 3.35)

Shower Room 5'5" x 6'3" (1.67 x 1.93)

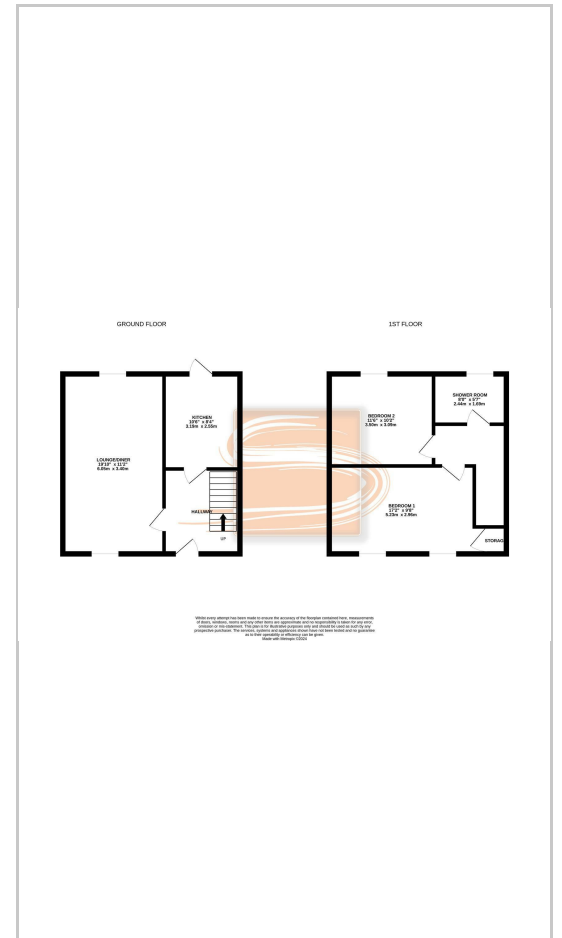
## Contact Us

To arrange a viewing or for further details please call 01501 733200 or email [property@sneddons.com](mailto:property@sneddons.com).

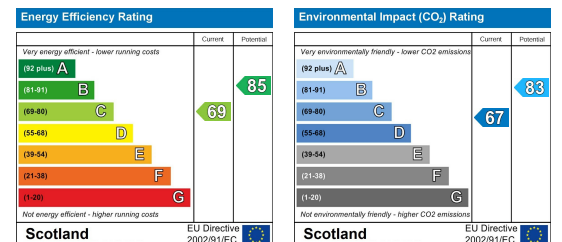
## Area Map



## Floor Plans



## Energy Efficiency Graph



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47/49 West Main Street, Armadale, West Lothian, EH48 3PZ

Tel: 01501 733200 Email: [property@sneddons.com](mailto:property@sneddons.com) [www.sneddons.com](http://www.sneddons.com)