





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



180/14 Restalrig Road South
Edinburgh, EH7 6EA

Hall with excellent storage
Living room/dining room with views of Arthurs Seat and Holyrood Park
Breakfasting kitchen
Double bedroom with study alcove
Contemporary shower room
Small loft space suitable for storage
Electric storage heating
Private residents parking
Set amidst beautifully landscaped gardens
Viewing highly recommended
EPC: D
Council tax band: C

180/14 Restalrig Road South is a most appealing and extremely well presented modern top floor flat in walk-in condition, set amidst beautifully presented landscaped gardens and with panoramic views towards Arthurs Seat and Holyrood Park. This delightful one bedroom apartment affords spacious, well-proportioned accommodation which benefits from having newly fitted electric panel heaters and full double glazing which ensure a comfortable and ambient living environment. Properties such as this are ideally suited for first time buyers or those seeking an investment opportunity as a buy to let. The property is well positioned for easy access to the Meadowbank and regular public transport services operate to and from the city centre.

The tasteful accommodation comprises: Hall with excellent storage facilities, living room/dining room with corner bay window and views towards Arthurs Seat and Holyrood Park, Breakfasting kitchen fitted with modern base and wall mounted units incorporating fridge/freezer, electric hob, oven and cooker hood and ample worktops space, area suitable for small kitchen table and chairs. Double bedroom with window to front and a pleasant leafy aspect. Study alcove. Bathroom tastefully fitted with a Mira shower in unit with screen, was hand basin in vanity unit and w.c. complimented by tasteful "Wet wall" panelling and wide wall mounted mirror. To the rear of the building there is a private allocated parking space and visitor parking. The building is set amidst beautifully landscaped gardens.

Restalrig is a popular residential area situated to the East of Edinburgh and is well placed for an excellent selection of everyday shops and the Meadowbank Retail Complex which has a large Sainsburys Supermarket. Easter Road with its wide variety of eclectic private retailers is also within easy reach and regular public transport services operate to and from the city centre and to surrounding areas. The open green spaces of Holyrood Park and Arthurs Seat area within easy walking distance. Meadowbank Sports Centre is also close by and offers a wide selection of recreational pursuits.







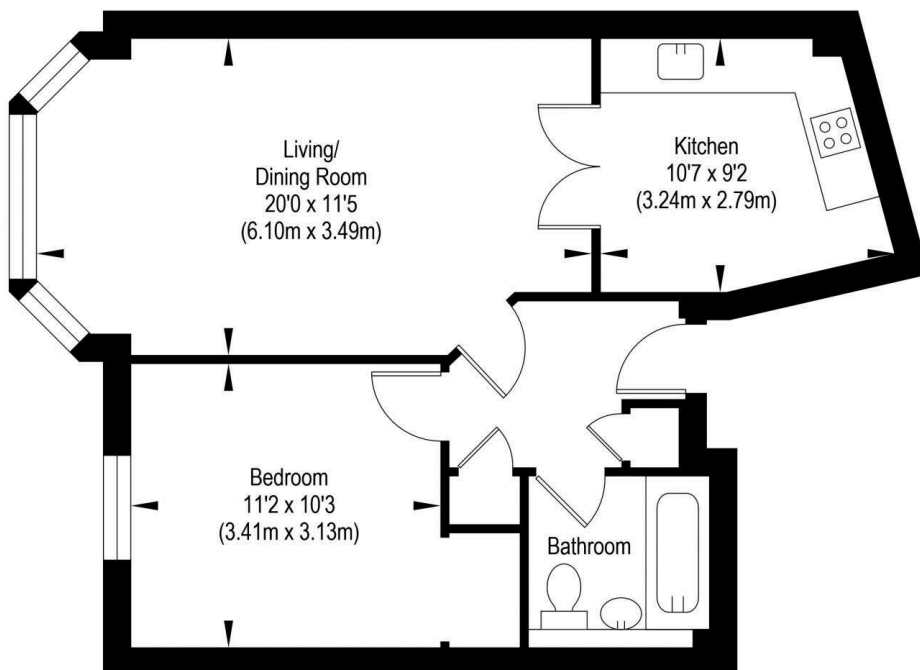






Approx. Gross Internal Floor Area 49.37 Sq M / 531 Sq Ft.

Third Floor



All measurements are approximate. Not to scale. For identification only.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
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