

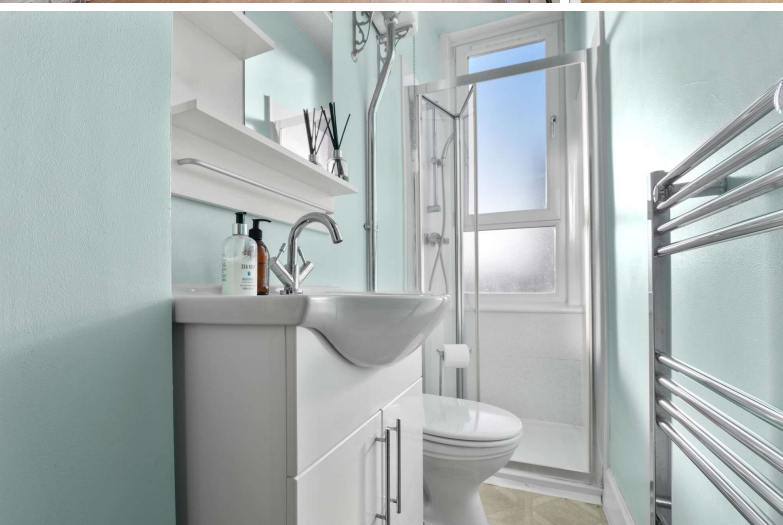
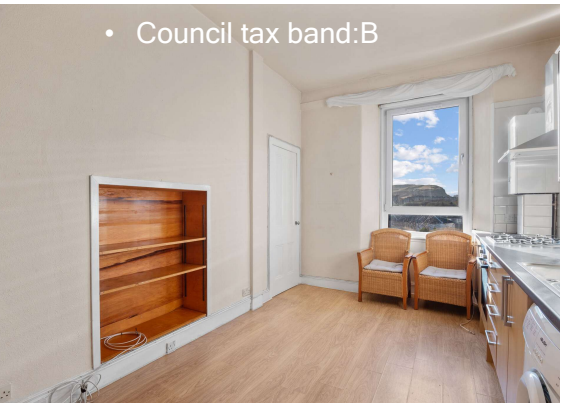


92(2f3) Restalrig Road South
Edinburgh, EH7 6JB

- Bright second-floor flat with elevated views towards Arthur's Seat
- Open-plan living/kitchen area with ample storage
- Modern shower room with contemporary three-piece suite
- Council Tax Band
- EPC: Rating C



- Council tax band: B





An ideal opportunity for first-time buyers or buy-to-let investors, this bright and well-presented one-bedroom second-floor flat is quietly positioned within a traditional stone-built tenement in Restalrig, to the east of Edinburgh city centre. The property enjoys an attractive elevated outlook across the city and towards Arthur's Seat, offering a charming and ever-changing backdrop.

The open-plan living and kitchen area provides a welcoming and versatile space, with the fitted kitchen offering ample storage and generous worktop surfaces. A useful utility cupboard to the rear—complete with power—offers excellent potential as a pantry with space for a fridge freezer.

The shower room has been upgraded in recent years to create a modern, neutral space, featuring a contemporary three-piece suite including a walk-in shower, WC, and wash hand basin. The double bedroom offers room for freestanding furniture, with its front-facing window enjoying

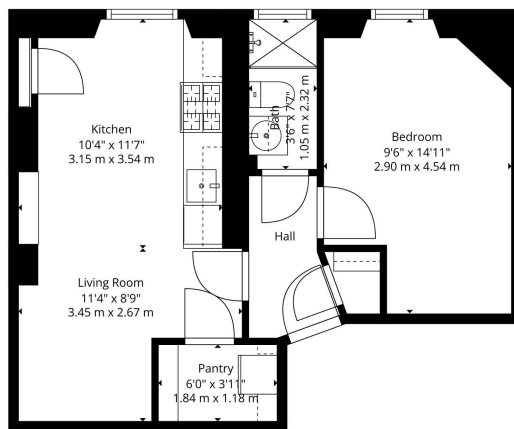
the same impressive city view

Accommodation in summary:

The property comprises an entrance hall, open-plan living room/kitchen, double bedroom, Storage Recess/walk-in wardrobe, and Shower room..

Location:

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.



TOTAL: 446 sq. ft. 41 m²
1st floor: 446 sq. ft. 41 m²
EXCLUDED AREAS: WALLS: 46 sq. ft. 5 m²
Measurements deemed highly probable but not guaranteed.



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 www.satsolicitors.co.uk



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