

St Margaret's Gatehouse

EDINBURGH, EH7 6LF



A charming, **101m²**, two-bedroom 'A' listed gatehouse adjoining the grounds of Restalrig Parish Church to the east of Edinburgh's city centre



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McEwan Fraser is delighted to present St. Margaret's Gatehouse, a charming two-bedroom 'A' listed gatehouse adjoining the grounds of Restalrig Parish Church to the east of Edinburgh's city centre. Restalrig Village is a Conservation Area with several historically significant buildings. Fully restored in the late 1990s by the National Trust as part of the 'Little Houses Improvement Scheme', the property is full of character and period features such as sash and case windows, working shutters and period fireplaces and further benefits from a small garden area to the side. The property is unique given its proximity to the site of the ancient St Margaret's Church with its shrine to St Triduana, now in the care of Historic Scotland.

THE LIVING ROOM



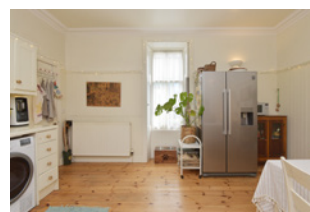
Internal accommodation is focused on a stunning reception room which has plenty of period character including exposed wooden floorboards and working shutters. An original working range creates a magnificent focal point for the room but the space will give a new owner plenty of flexibility to create their ideal entertaining space. A door from the living room opens to a small room under the stairs which has natural light and is currently used as a convenient study.

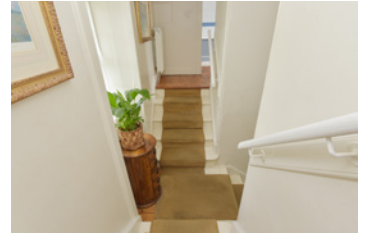
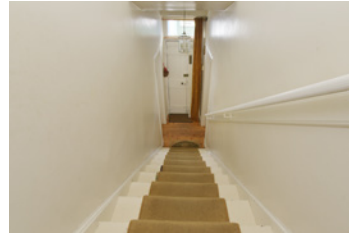
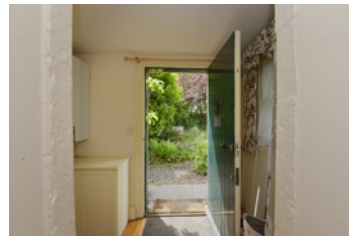


THE KITCHEN/DINER



The generous dining kitchen has a range of base and wall-mounted units which are designed around freestanding appliances. The kitchen has plenty of space for a dining table and has also retained many original features including a fireplace. A rear hallway gives access to a walk-in pantry and a ground floor W.C.





Climbing the stairs, you will find two large double bedrooms and a bathroom. Bedroom one is a lovely dual-aspect bedroom with a huge amount of floor space that can easily accommodate a larger style frame bed and a full suite of freestanding bedroom furniture. Bedroom two is a further double bedroom with a dedicated dressing area. The bathroom which completes the accommodation is partially tiled and has a three-piece white suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

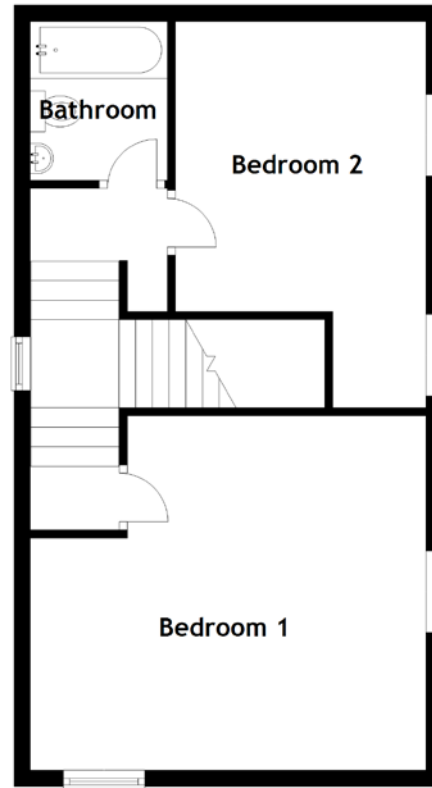
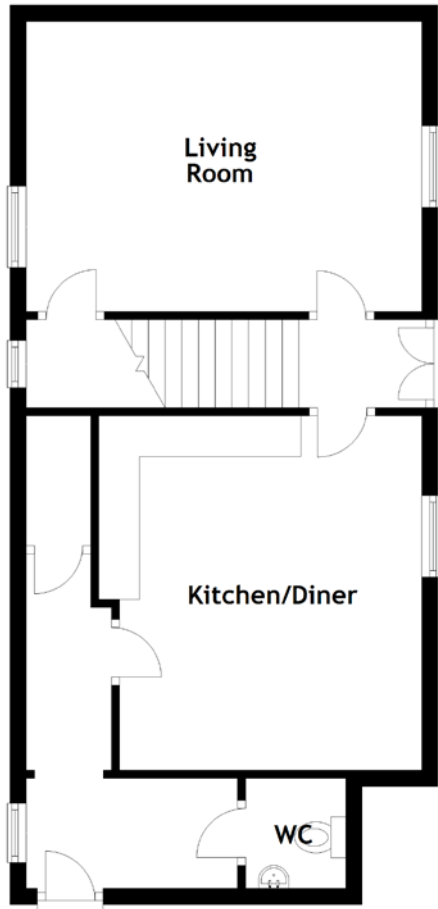


This is a charming house and internal viewing is essential to fully appreciate everything the house has to offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

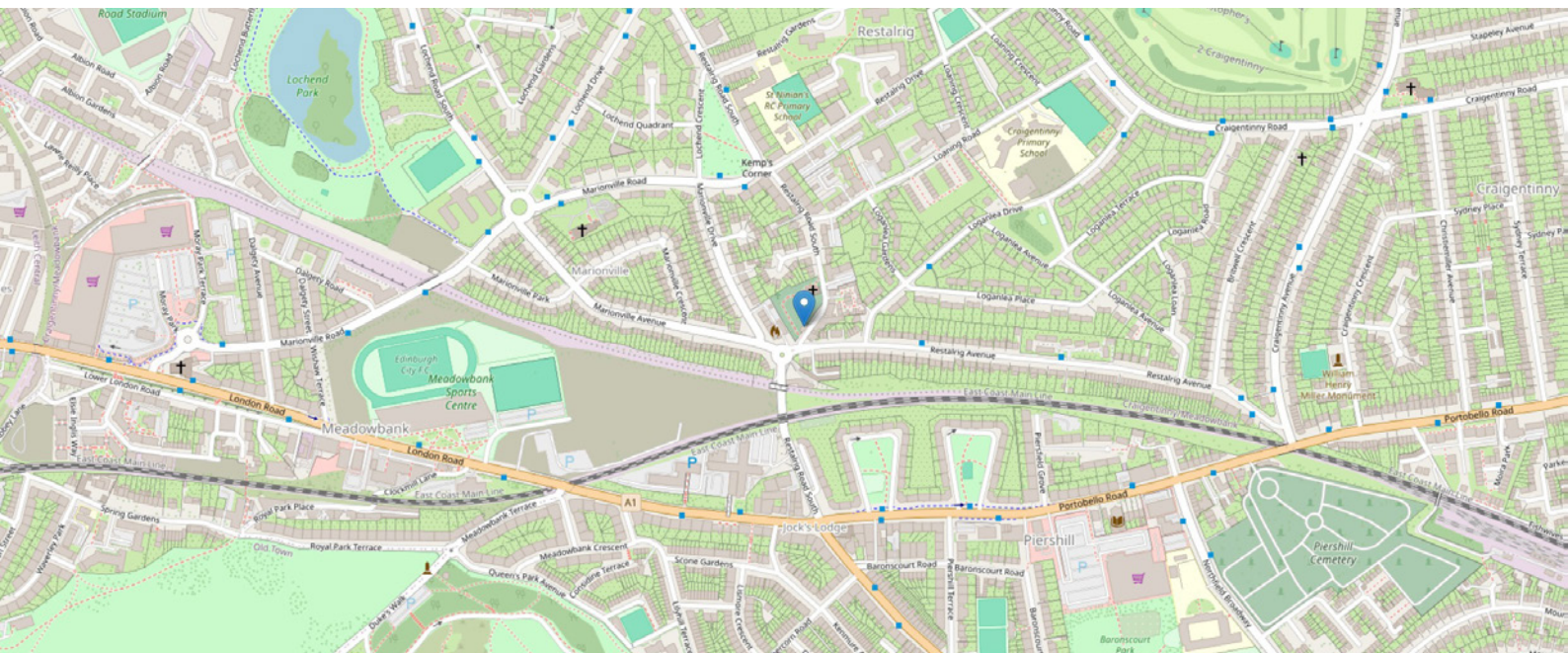


Approximate Dimensions
(Taken from the widest point)

Living Room 4.85m (15'11") x 3.56m (11'8")
 Kitchen/Diner 4.35m (14'3") x 3.96m (13')
 WC 1.35m (4'5") x 1.23m (4')

Bedroom 1 4.85m (15'11") x 4.35m (14'3")
 Bedroom 2 4.68m (15'4") x 3.07m (10'1")
 Bathroom 1.95m (6'5") x 1.68m (5'6")

Gross internal floor area (m²): 101m²
 EPC Rating: E



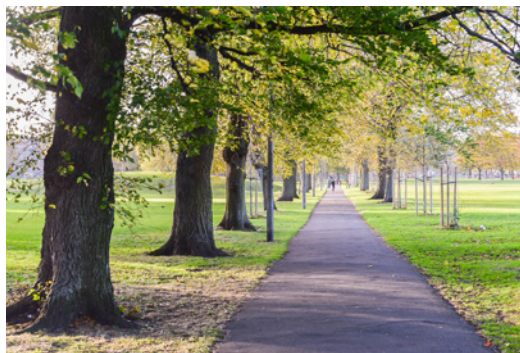
THE LOCATION

Restalrig is a popular residential area of Edinburgh, which lies to the east of the City Centre. The property is well-positioned to take advantage of a good range of local shops. Meadowbank Retail Park, The Shore and Ocean Terminal, which has a multiplex cinema and a great variety of shops, all within easy reach.





Leisure facilities on offer include Leith Links and Holyrood Park, Meadowbank Sports Centre and golfing on the Craightinny Course. Schooling is well represented from nursery to senior level. An efficient public transport network operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also readily accessible.



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