

84/5 Restalrig Road South

RESTALRIG, EDINBURGH, EH7 6JB



Spacious one-bedroom flat in Edinburgh's popular Restalrig area, which is just a short walk to the Leith Links green space



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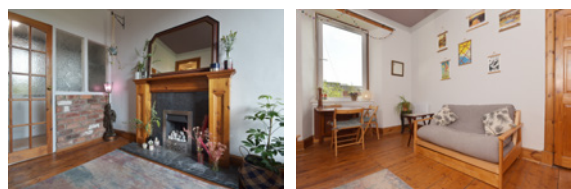


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McEwan Fraser Legal is delighted to present this spacious one-bedroom flat to the market in Edinburgh's popular Restalrig area, which is just a short walk to the Leith Links green space.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area boasting a gas fireplace, original oak flooring and double-glazed windows.
- A fully equipped kitchen that is accessed off the lounge and comes with a modern kitchen with a gas hob and fan oven. The kitchen has modern freestanding white goods appliances.

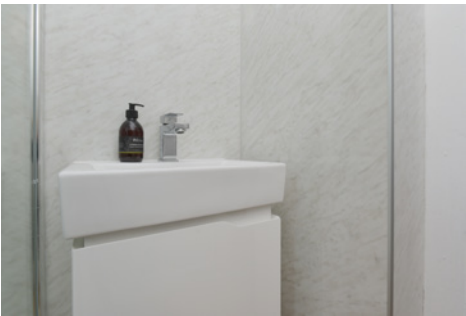
THE KITCHEN





- The flat has a main double bedroom which is generously proportioned and has fitted wardrobes.
- There is one modern three-piece shower room which is fitted with an electric shower and panelled walls. This bathroom makes the most of the space on offer.

THE SHOWER ROOM



THE BEDROOM

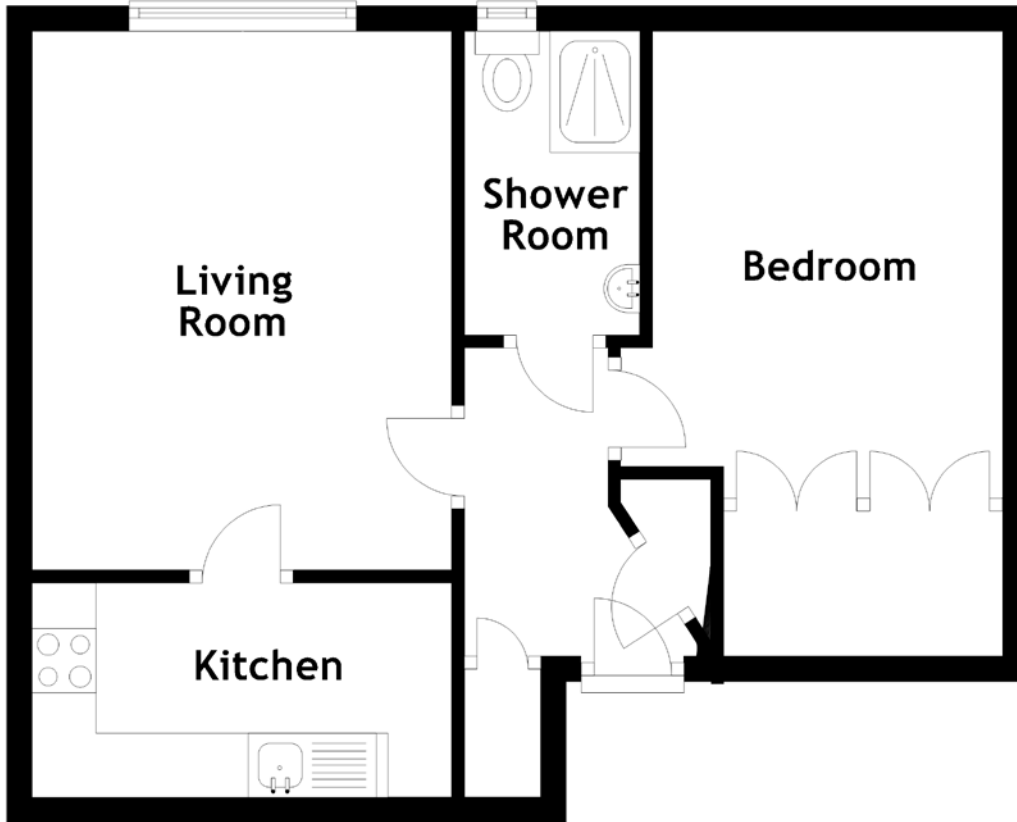


In addition, the property benefits from electric heating and double-glazed windows making the property cosy and cost-effective, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

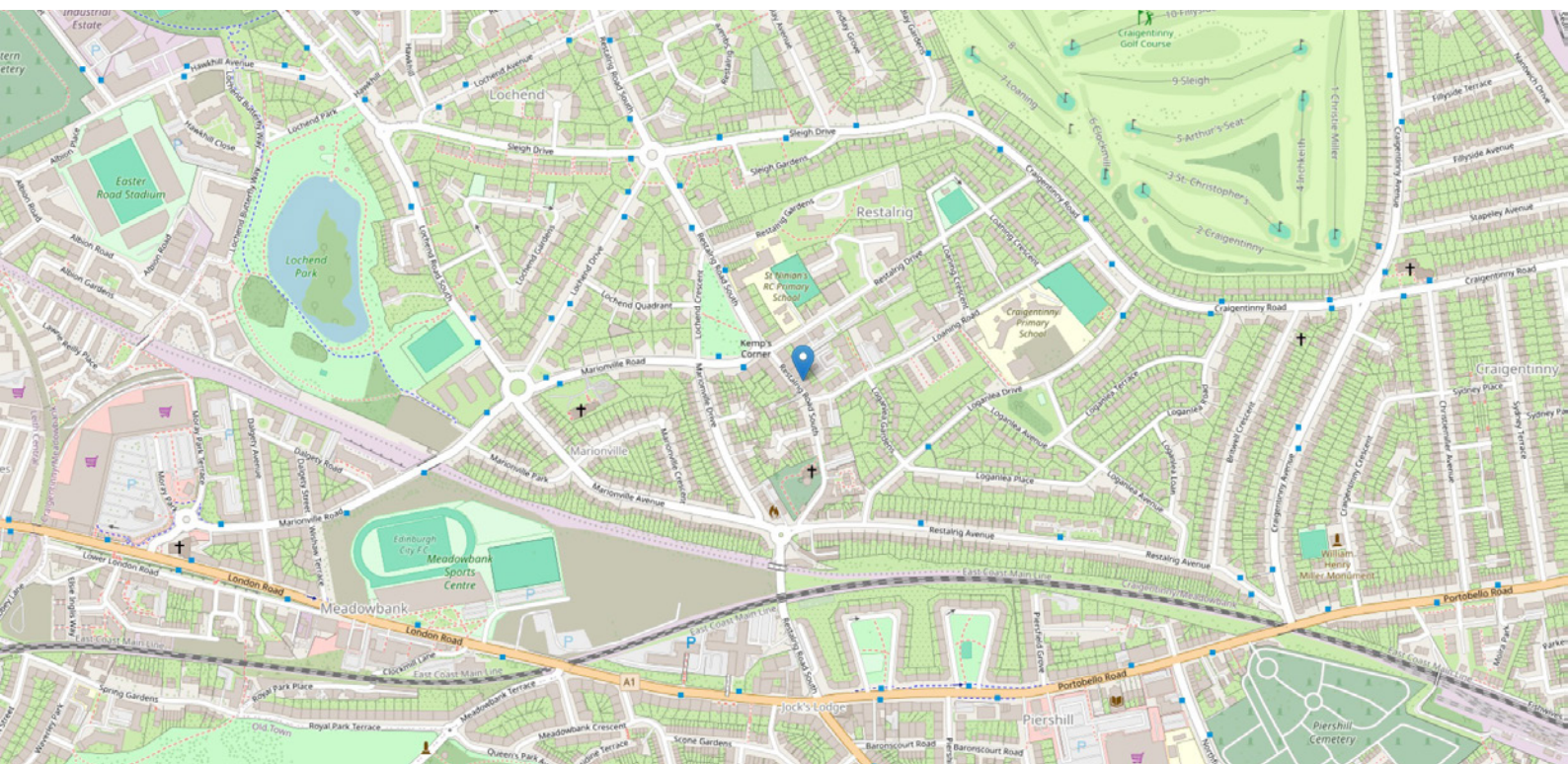


Approximate Dimensions
(Taken from the widest point)

Living Room 4.20m (13'9") x 3.27m (10'9")
Kitchen 3.27m (10'9") x 1.67m (5'6")

Shower Room 2.37m (7'9") x 1.37m (4'6")
Bedroom 3.64m (11'11") x 2.18m (7'2")

Gross internal floor area (m²): 42m²
EPC Rating: D



THE LOCATION

Like so many other parts of the city, this spot was, at one time, an independent village. However, as the city grew, the village was absorbed and it is now surrounded by other residential districts such as Lochend, Meadowbank and Craigtinny. It is exclusively residential in nature and really very conveniently located, being some two miles to the East of the city centre, just to the north of London Road.





Within the village itself are a number of small shops attending to most daily requirements along with a rather large branch of Scotmid. There are good alternatives at Jock's Lodge and only a little further on is a very large branch of Morrisons. At Jock's Lodge, there are also Post Office and banking services.

Should all of these prove insufficient, it really is a simple matter to travel virtually directly into Leith or Portobello to take advantage of all the facilities provided by these locations. For that matter, it is just as simple to travel straight into the city centre.

Local amenities include Meadowbank Sports Stadium which provides excellent indoor and outdoor facilities, Holyrood Park and Arthur's Seat which provide country-like walks virtually on the doorstep; on the far side of Holyrood Park lies the Commonwealth Pool, whilst in the opposite direction lie the golf courses of Portobello and Craigminty.



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