



RALPH SAYER
SOLICITORS & ESTATE AGENTS

28 Restalrig Crescent

Edinburgh EH7 6HH

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Nestled on a tranquil residential street in the popular Restalrig area, this main-door lower villa offers a perfect blend of city convenience and peaceful living. With easy access into the city center, this property boasts beautifully proportioned rooms and stylish interiors. Enjoy private front and rear gardens, complete with a large summer house perfect for outdoor entertaining.

Step inside to a welcoming central hallway with ample storage, leading to a spacious lounge/diner finished with chic grey walls and a captivating wood-burning stove. The adjacent, well-appointed kitchen offers direct access to the rear garden and features sleek cream units with a full suite of appliances including a slim-line dishwasher. Two generously sized double bedrooms provide ample space for personalized furnishings, while a stylish three-piece bathroom with an over-bath shower completes this charming home.

Property Summary

- Central location with easy access into the city centre
- Main door lower villa
- Chic lounge/diner with wood burning stove
- Well-appointed fitted kitchen
- Two double bedrooms
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Front garden/monobloc driveway, providing off-street parking
- Enclosed rear garden, with large summer house

EPC Rating - C | Council Tax Band - A







Lovely lower
villa, with private
gardens &
summer house





Externally, there are private front and rear gardens. The front garden is mainly monobloc paving, providing generous off-street parking. The rear is enclosed with a south-easterly aspect, easy maintenance artificial grass and a couple of seating areas, plus the large summer house which provides additional living space.

Extras: All fitted floors coverings, blinds, all kitchen appliances and summer house to be included in the sale.



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dream property!



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property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

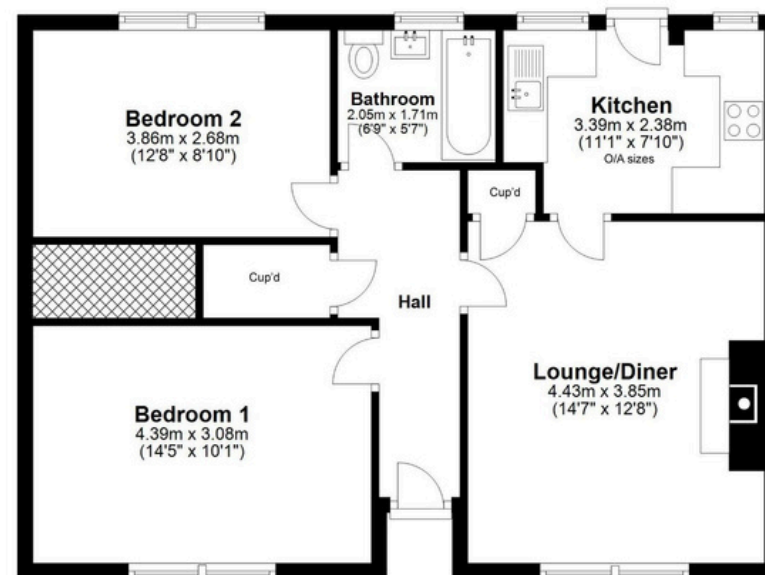
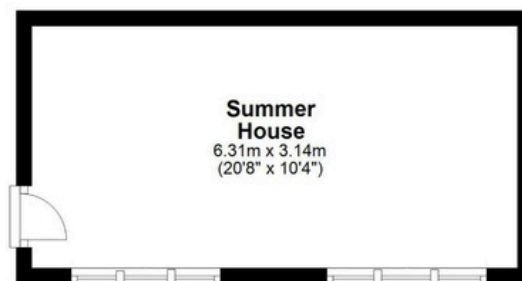


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor
Approx. 64.5 sq. metres (694.7 sq. feet)
(Excluding Summer House)

Location

Restalrig is ideally placed, close to Leith, Easter Road and Meadowbank. Due to its location just east of the city centre it is a popular residential area and boasts excellent green spaces, including Leith Links, offering a variety of outdoor leisure opportunities, and for gym enthusiasts there is Meadowbank Fitness Centre. There are good local shops, with a larger variety can be found on Easter Road or Leith and more extensive shopping can be found a short drive to the Ocean Terminal or Fort Kinnaird. There are excellent regular bus services, and the A1 is close by, connecting you other major road networks and the Edinburgh City By-pass.