



RALPH SAYER
SOLICITORS & ESTATE AGENTS

28 Ashville Terrace

Restalrig Colonies, Edinburgh EH6 8DD

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Nestled within the highly sought-after Restalrig colonies, this charming main door double upper colony flat offers a tranquil setting that boasts a wonderful community feel and the vast green space of Leith Links is only a short walk away.

As you approach the property through quaint cobbled streets, you're greeted by a private front garden that adds to the allure of this delightful home. Upon entering the entrance vestibule, you are welcomed by an elegant staircase leading up to the main first-floor accommodation. The spacious sitting room is bathed in natural light thanks to its south-west facing aspect, creating an inviting atmosphere perfect for relaxation or entertaining. The feature open fireplace not only adds a cosy feel but also a stunning focal point. Adjacent to the sitting room is a contemporary kitchen that seamlessly blends style with functionality. With its chic brass fittings and integrated appliances, this culinary haven is perfect for the 'home' cook. This level also features two well-appointed bedrooms, each offering comfort and versatility, plus a shower room and separate WC.

Property Summary

- Nestled with-in the sought-after Restalrig Colonies
- Main door double upper colony flat
- Elegant sitting & dining room
- Sleek contemporary kitchen
- Three bedrooms; one in converted attic
- Chic three-piece shower room, with separate WC
- Smart, energy efficient electric heating & double glazing
- Private garden
- Unrestricted on-street parking
- EPC Rating - D | Council Tax Band - C

Home Report Value - £340,000







Charming double upper colony flat with tasteful contemporary interiors







The stylish shower room showcases exquisite 'Herringbone' wall tiling and includes a matching separate WC for added convenience. Venture upstairs to discover a bright and airy bedroom illuminated by four velux windows. This versatile space can easily serve as your personal retreat, hobby room, or even a productive home office—tailored perfectly to suit your lifestyle needs.

Externally, there is a well-maintained garden, with deck seating area and garden shed.

Parking: Unrestricted on-street parking

Extras: all fitted floor coverings, curtains, blinds, and all integrated kitchen appliances, are included in the sale.

With its unique blend of charm and modern aesthetics, this property presents an exceptional opportunity for those seeking both character and contemporary living in one of Edinburgh's desirable colonies. Don't miss out on making this enchanting flat your new home!



NEARBY LEITH LINKS



Restalrig

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.



Let us help you find your next
dream property!



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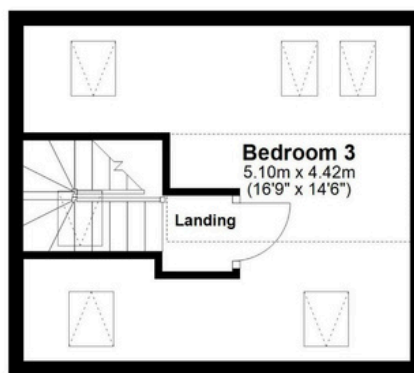
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DISCLAIMER

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.

Total Area: approx.
80.6 sq.metres
(868.0 sq. feet)



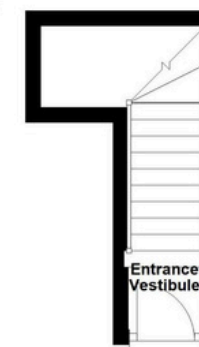
Second Floor

Approx. 22.5 sq.metres (242.5 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.0 sq. feet)



Ground Floor

Approx. 5.2 sq.metres (55.6 sq. feet)