



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**10/3, Restalrig Circus**

Restalrig, Edinburgh, EH7 6HL

10/3, Restalrig Circus is a well-presented first-floor flat set within an established residential neighbourhood in Restalrig, offering attractive modern interiors and a practical, light-filled layout. The accommodation includes a spacious living room interconnected with a sun-filled kitchen with fitted units and a dining area, a southwest-facing main bedroom, and a versatile second bedroom ideal as a home office or guest bedroom. A contemporary bathroom with a towel warmer, and the bathtub with overhead shower and sink( installed in 2022) completes the home. Externally, there are well-kept communal grounds and a southwest-facing private lawned rear garden with a large shed, plus on-street parking. Additionally, the flat is conveniently located near local amenities, green spaces, and within easy reach of the city centre and the beach.

Extras: All fitted floor and window coverings, oven/hob and fridge are included in the sale.

Please note that the main walls are non-traditional Airey Duo slab construction with render finishes

## Property Summary

- First-floor flat in Restalrig
- Established residential neighbourhood
- Central hall with storage
- Spacious living room
- Well-appointed dining kitchen
- Sunny main bedroom
- Versatile second bedroom
- Bathroom with overhead shower
- Well-kept communal grounds
- Southwest-facing private garden with a large shed.
- On-street parking
- Gas central heating via a new boiler installed(2023)
- Double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £160,000







Spacious living room  
and a well-appointed  
dining kitchen







Sunny main bedroom,  
a versatile second bedroom  
and a bathroom with  
overhead shower





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**dream property!**



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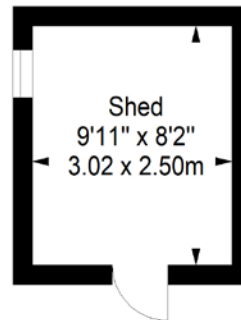
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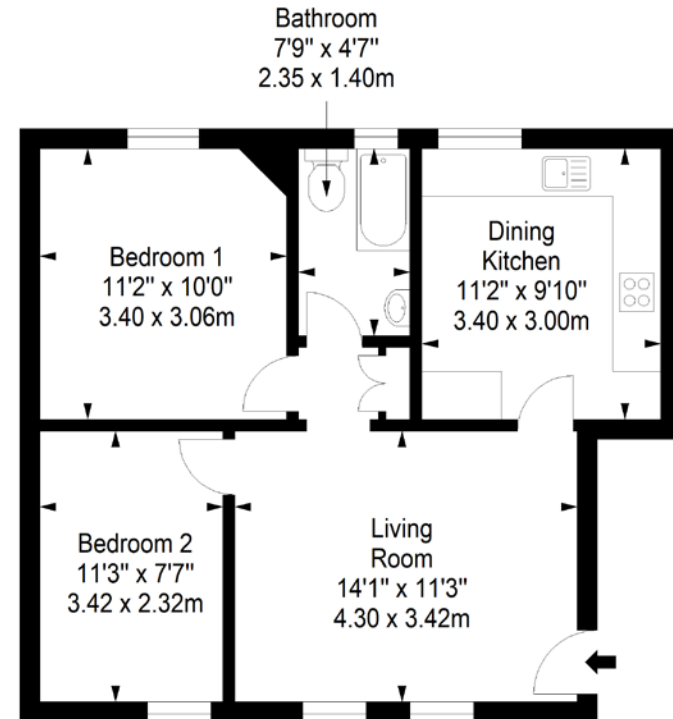
**DISCLAIMER**

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.

**Shed**  
Approx. 7.5 sq. metres (80.7 sq. feet)



**First Floor**  
Approx. 50.5 sq. metres (543.6 sq. feet)



Total area: approx. 50.5 sq. metres (543.6 sq. feet)