



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 54 Restalrig Road

Leith Links, Edinburgh EH6 8BL



# 54 Restalrig Road

Nestled close to the vast green space of Leith Links, this attractive red sandstone Victorian lower villa, presents seamlessly, period charm with mid-century style. The bonus is a lush green front garden and pretty garden to the rear which enjoys a westerly aspect.

The main door opens into a traditional entrance vestibule, complete with original floor tiles and a glazed vestibule door, leading into an welcoming hallway, where original stripped floorboards continue through to the inviting sitting and dining room. A stylish space centred around a handsome original fireplace with patio doors leading out to the garden, perfect for relaxation or entertaining. Perfectly designed for the space, is the adjoining kitchen, with a handy pantry/utility area to provide additional storage. Positioned to the front is the elegant main bedroom, featuring a bay window, original fireplace and decorative cornicing. To the rear is a further double bedroom and stylish bathroom.

## Property Summary

- Close to the vast green space of Leith Links
- Victorian main door lower villa
- Sitting room and dining with original fireplace
- Modern kitchen with pantry/utility area
- Two double bedrooms
- Attractive three-piece bathroom
- Gas central heating & double glazing
- Lush green front garden & pretty, west-facing garden to rear
- Unrestricted on-street parking
- EPC Rating - C | Council Tax Band - D

Extras: All fitted floors coverings, blinds, oven, hob, washing machine and fridge/freezer & wardrobes to be included in the sale.

Home Report Value - £310,000











Lovely Victorian  
main door  
lower villa,  
close to  
Leith Links











## Leith Links

No. 54 lies at the bottom end of Restalrig Road, a stones throw from Leith Links. Leith Links is the vast open green parkland which the properties are set around and famous as the “home of golf” hence the name links. It lies close to the historic port of Leith, where the wealthy merchants built their grand houses around the park.

The vibrant and popular Shore area is close by, offering a wealth of bars, cafes and Michelin starred restaurants. Nearby is the Ocean Terminal Shopping Centre, offering high street shopping and includes a gym, cinema and moored alongside is the famous Royal Yacht Britannia and the head quarters of the Scottish Office. The park is a great social hub with local football clubs, children’s playground, tennis courts and bowling greens. The old Victoria Baths are close by, now a leisure centre, with swimming pool and fitness suite.

The Water of Leith cycle path network is easily accessible with pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas. An excellent number of regular bus routes, service the area.



Let us help you find your next  
**dream property!**



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP



**CHARTERED FIRM**

Zoopa.co.uk rightmove onTheMarket.com

**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.

