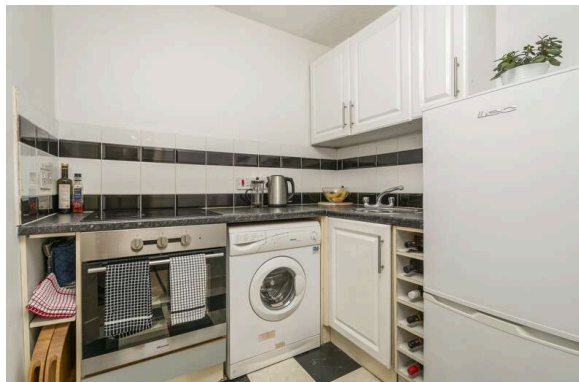
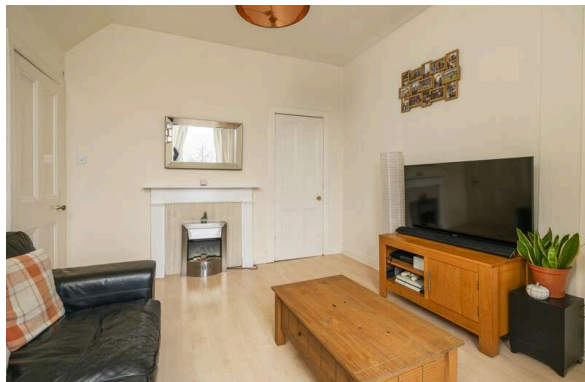




118/3 Restalrig Road South
RESTALRIG | EDINBURGH | EH7 6JA


warners
solicitors & estate agents



118/3 Restalrig Road South

RESTALRIG | EDINBURGH | EH7 6JA

Warners are delighted to offer to the market this well-proportioned two bedroom flat situated in the popular area of Restalrig. With a pleasant outlook towards Salisbury Crags and Calton Hill, this property will appeal to first-time buyers and investors alike, so early viewing is advised.

This wonderful apartment provides comfortable, and light filled space, with a south-west facing living room which is flooded with light. The bedroom also faces the south-west and benefits from a large and deep mirrored wardrobe offering excellent storage space. The second bedroom, off the living room, offers a versatile space currently used as a home office, but could also easily be used as a single bedroom or studio. The accommodation is completed by a cost kitchen with white base and wall units and a traditional white bathroom suite with shower over bath.

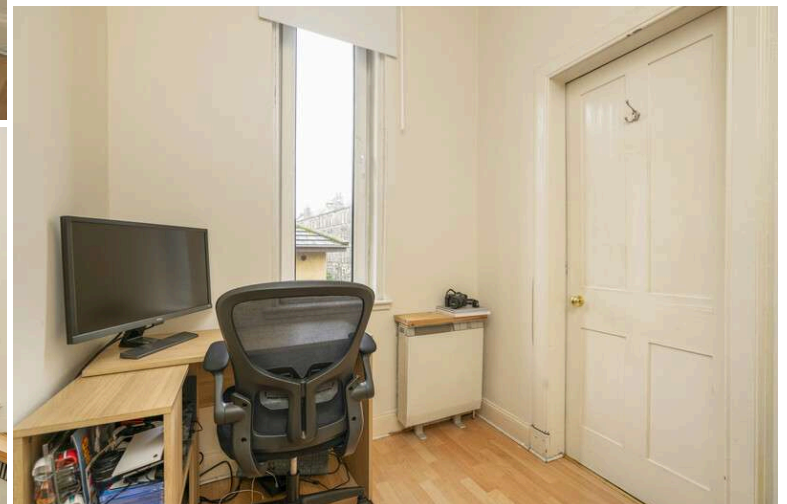
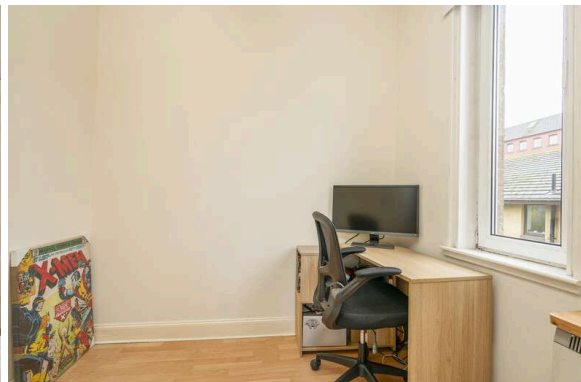
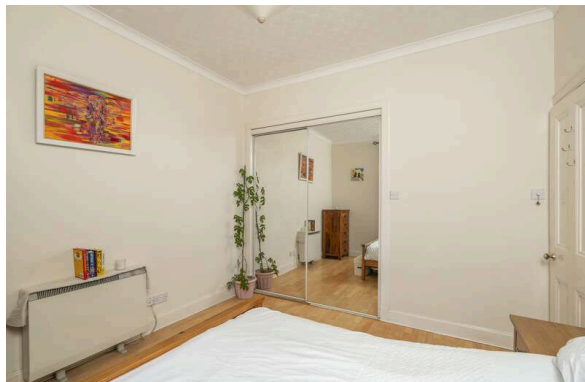
- Welcoming hallway with storage
- Bright sitting room with view towards Salisbury Crags and Calton Hill
- Bright double bedroom
- Versatile second bedroom
- Communal garden
- On Street parking.

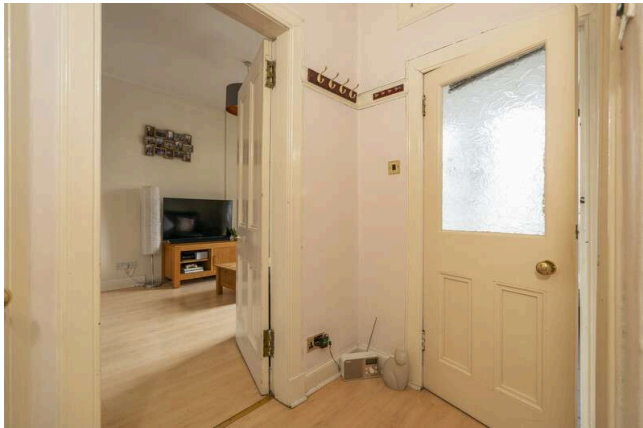
The couch, washing machine, fridge/freezer, electric fireplace, blinds, curtains and light shades all included. EPC Rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

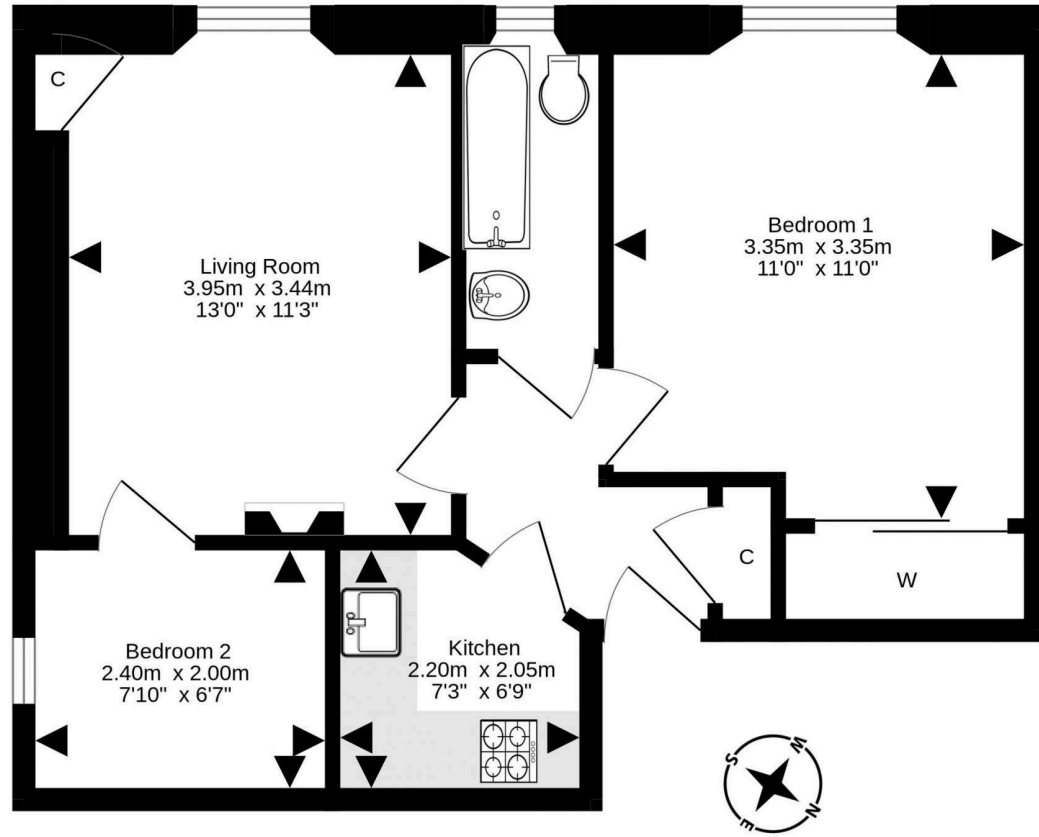


The ever popular Restalrig area of Edinburgh lies to the east of the city centre. A great range of shops and recreational facilities can be found at Meadowbank Retail Park, Ocean Terminal and St James Quarter, all of which are within easy reach. The green open space of Leith Links and Holyrood Park, plus the golden sandy beach at Portobello, are also easily accessible. The recently refurbished Meadowbank Sports Centre boasts a gym, cafe, outdoor football pitch, athletics track and a choice of fitness studios. An efficient public transport network is on hand, with 24-hour buses nearby and a tramline running through Leith accessing the city centre and Edinburgh International Airport, whilst a short drive allows access to the city bypass and on to the main motorway networks.





Bathroom
2.55m x 1.25m
8'4" x 4'1"



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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