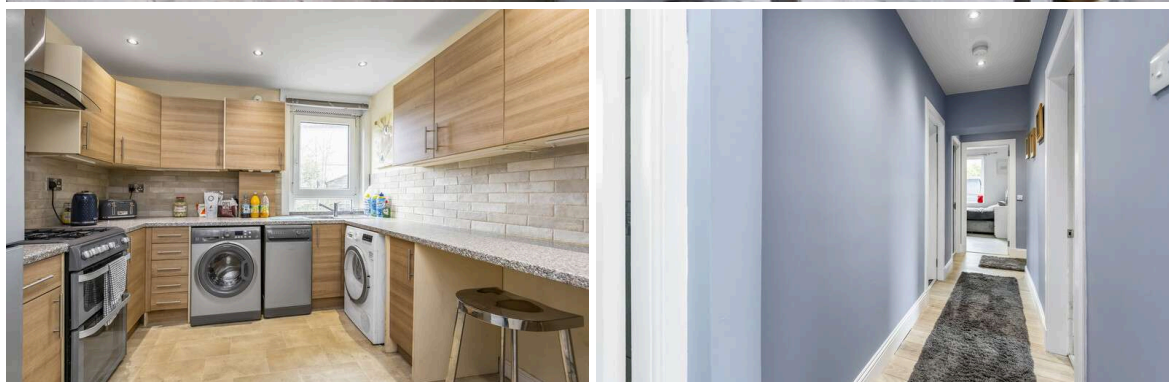




11/2 Restalrig Circus
RESTALRIG | EDINBURGH | EH7 6HL


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11/2 Restalrig Circus

RESTALRIG | EDINBURGH | EH7 6HL

Unique main door lower villa with four bedrooms, two bathrooms, private garden and drive, superbly tucked away in a quiet cul-de-sac in a popular area convenient for easy access to local amenities and the city centre.

Viewing is highly recommended to appreciate the exceptionally spacious and flexible accommodation on offer, which is likely to appeal to a variety of purchasers including first time buyer couples, families with young children and anyone looking for easy access ground floor accommodation. The accommodation comprises a comfortable living room, kitchen fitted with a good range of units, four bedrooms (one with mirrored wardrobe), and two attractively fitted bathrooms featuring electric showers and nicely tiled surrounds. Two storage cupboards lie off the hallway. To the front is a large private garden with lawn, boasting a south-facing aspect and good screening, ensuring an ideal space for outdoor relaxation or for children to play safely. The front garden also incorporates a drive and there are shared grounds to the rear of the block.

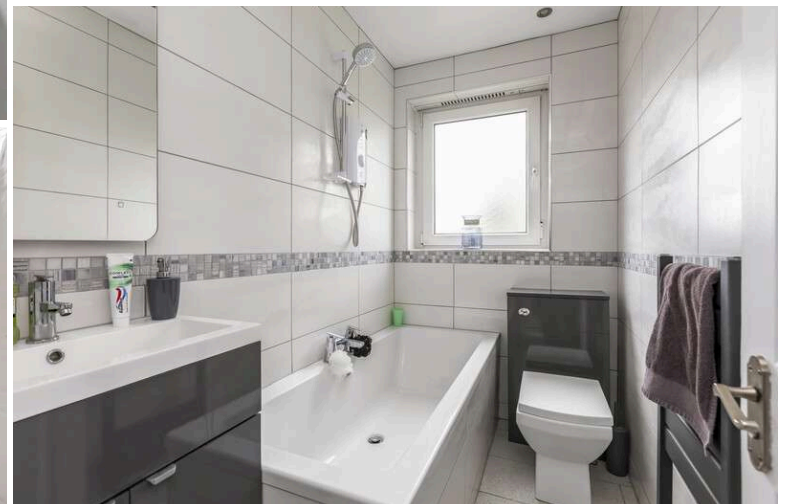
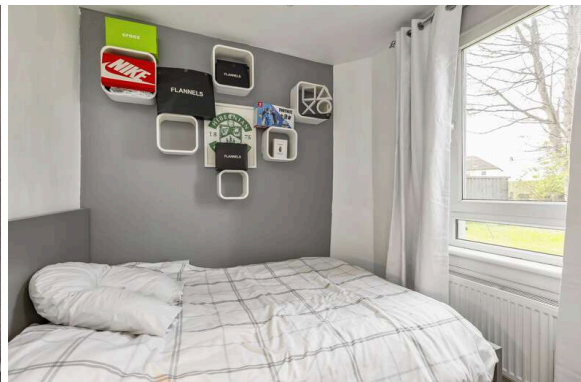
- Twin window living room
- Fitted kitchen
- Four bedrooms
- Two bathrooms
- Gas central heating
- Double glazing
- Hallway with storage facilities
- Large private front garden
- Driveway
- Shared rear grounds
- Tucked away cul-de-sac position

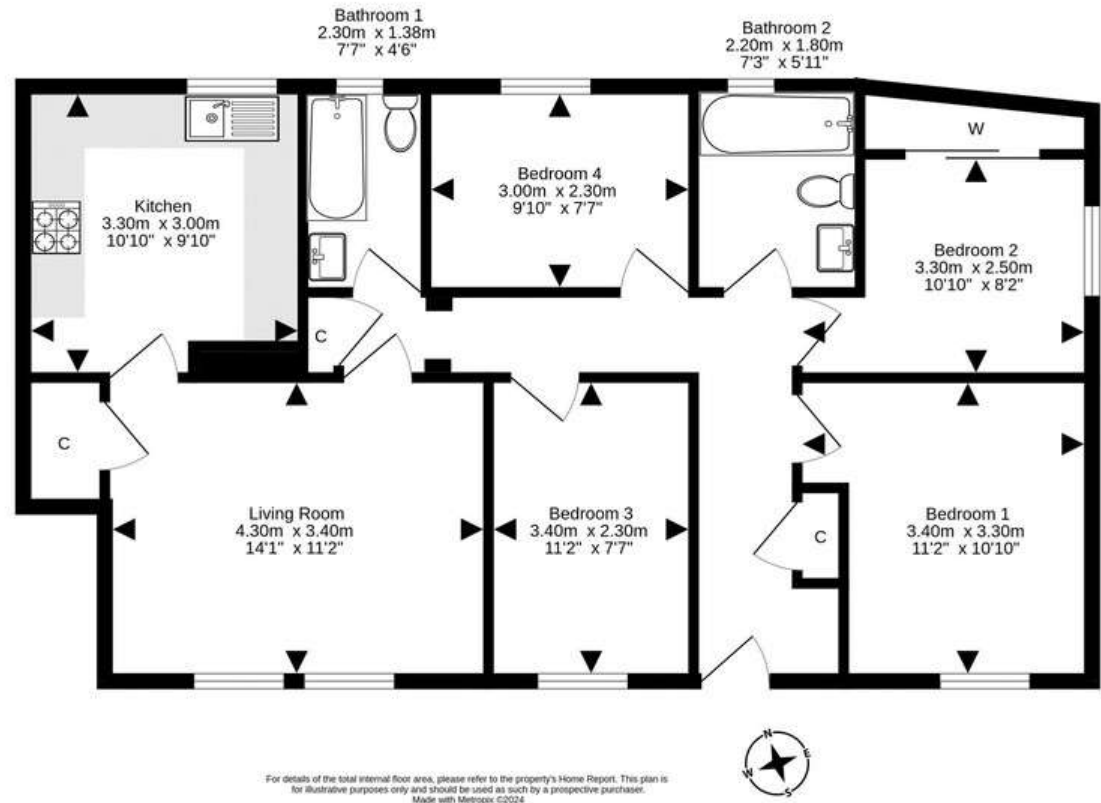
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Both sheds in the garden are included in the sale of the property. EPC Rating C

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, cafes, 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.





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