



37 Restalrig Avenue  
RESTALRIG | EDINBURGH | EH7 6FN

  
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solicitors & estate agents



## 37 Restalrig Avenue

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Beautifully presented three-bedroom end terraced home set over two floors with landscaped front and rear private gardens, situated to the East of the city, in the tranquil residential suburb of Restalrig, within close proximity to the city centre.

Internally the property is stylish, well planned and beautifully presented, with many pleasing features. Downstairs, there is a cosy living room with fireplace, a further bright and spacious front dining room with fireplace, gas fire and ornate cornicing, and a beautifully appointed kitchen which currently comprises integrated induction hob and oven, space for a washing machine, fridge and freezer.

Upstairs on the first floor there are three well-proportioned bedrooms, the master bedroom benefitting from built in storage, and a further two storage cupboards in the hallway. Completing the accommodation is the bathroom with shower over the bath. Further benefits on offer include gas central heating, double glazing, front and rear gardens, the rear benefitting from a patio, shed, lawn and mature tree.

- Entrance porch
- Cosy living room and further versatile reception room
- Fully fitted kitchen
- Three well proportioned Bedrooms
- Stylish bathroom with shower over the bath
- Landscaped front and rear gardens
- Gas central heating and double glazing

Fitted blinds, curtain poles, light fittings and integrated appliances. Please note all free standing appliances and the electric fire will be removed.

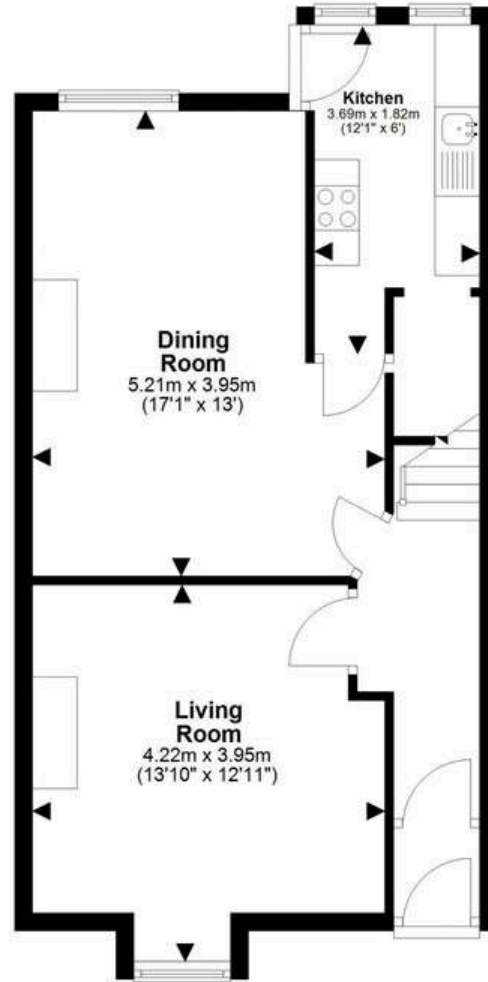
EPC rating D. Council Tax Band E.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

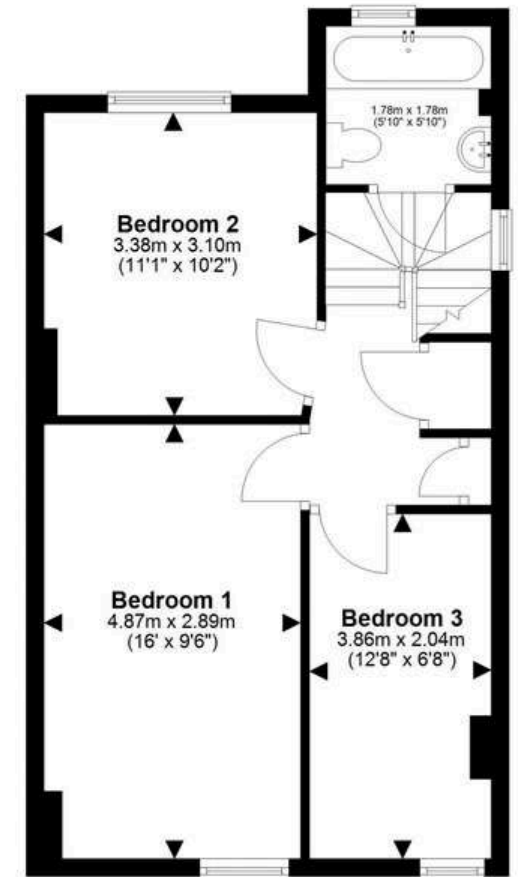


Restalrig is a popular residential area of Edinburgh, which lies to the east of the City Centre. The property is well positioned to take advantage of a good range of local shops, whilst Leith and Portobello, which has a great variety of shops, are just a short bus or car journey away. The property is also well placed for school catchment, with several primary and secondary schools on offer. Leisure opportunities nearby include Holyrood Park, Portobello's beach, the refurbished Meadowbank Sports Centre and golfing on the Craigenlinny Course. An efficient public transport network operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.





**Ground Floor**



**First Floor**



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