


COULTERS[©]

FLAT 8 180 RESTALRIG ROAD SOUTH

LOCHEND, EDINBURGH, EH7 6EA

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Flat 8, 180 Restalrig Road South presents an excellent opportunity to acquire a well-proportioned first-floor apartment within a modern residential development in the Restalrig area of Edinburgh. This two-bedroom property will appeal to a range of buyers, including first-time purchasers, investors, and those seeking a low-maintenance home in a well-connected location.

KEY FEATURES



Spacious first floor flat.



Two double bedrooms.



Shared gardens throughout development.



Allocated parking within a private residents car park.



Within walking distance of Leith Links.



Excellent transport links to the City Centre.

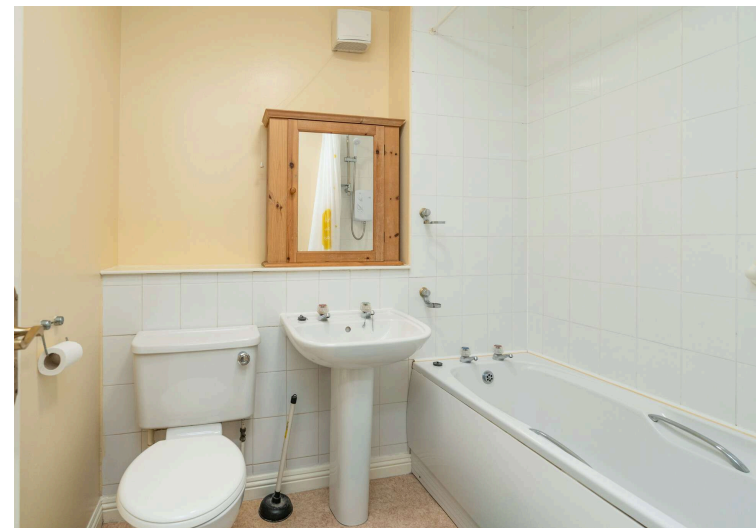


EPC Rating - C



Council Tax Band - D





Accessed via a secure communal entrance, the accommodation comprises a bright and spacious living room, ideal for both everyday living and entertaining. The kitchen is well appointed, offering ample storage and worktop space and has space for dining. Two generously sized double bedrooms provide comfortable and peaceful accommodation, while the three-piece partially tiled bathroom completes the internal layout. Externally, the development benefits from well-maintained communal gardens that provide a pleasant outlook and outdoor space. The property also includes an allocated parking space within a private resident-only car park, offering both convenience and security.

EXTRAS

All light fittings, fitted flooring, and white goods are included in the sale price. The development is factored by Trinity Factors at a cost of approximately £105 per month.

THE LOCAL AREA

Restalrig is a residential area situated to the east of Edinburgh city centre. Combining a strong sense of community with excellent accessibility, the area offers a mix of local convenience and connectivity to key parts of the city. Restalrig benefits from a wide selection of local amenities, with nearby Leith and Meadowbank providing an array of shops, supermarkets, cafés, and restaurants. The recently redeveloped Meadowbank Sports Centre and the open green spaces of Lochend Park and Holyrood Park are also within close proximity, offering excellent opportunities for leisure and outdoor activity.

The area is particularly well served by public transport, with regular bus services connecting Restalrig to the city centre, Leith, Portobello, and beyond. Major road links, including the A1 and the City Bypass, are easily accessible, making it a convenient location for commuters. Restalrig is also within easy reach of several well-regarded schools and educational institutions, as well as Edinburgh's cultural, retail, and business districts.

HOME REPORT VALUATION: £190,000



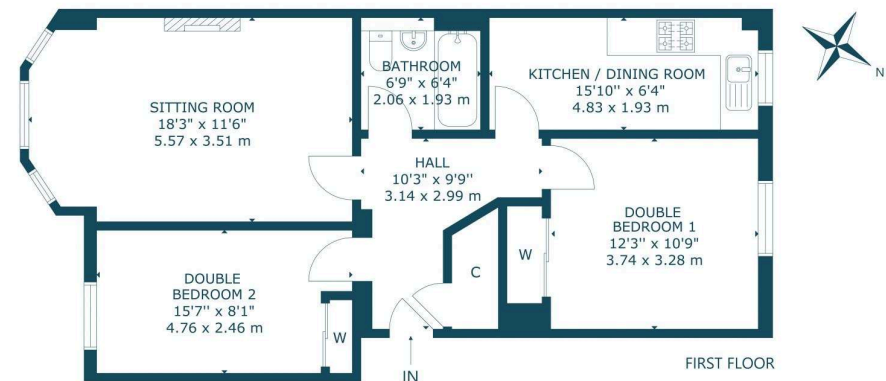
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Flat 8 St Margaret Apartments, 180 Restalrig Road South, Edinburgh, EH7 6EA
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 710 SQ FT / 66 SQ M
All measurements and fixtures including doors and windows are approximate
and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.