



92 Restalrig Avenue
RESTALRIG | EDINBURGH | EH7 6PW


warners
solicitors & estate agents





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Extremely well presented five-bedroom semi-detached home in the sought-after Restalrig area to the East of the city centre, well placed for easy access to the City Centre and Portobello beach alike and benefitting from large front and rear gardens. This family home is presented to the market in move in condition and provides comfortable and light filled space, with stylish contemporary finishes and comes complete with a sunny walled garden, with intimate patio area.

Downstairs this stunning home comprises welcoming entrance hallway, spacious kitchen/living room with space for dining and patio doors out to the rear garden. The fully fitted kitchen currently comprises a dishwasher, washing machine, fridge/freezer, gas hob, oven, fan and the boiler cupboard. There are also three well-proportioned bedrooms with built in storage, the master with an attractive bay window and also downstairs is the stylish bathroom with a waterfall shower over the bath and a heated towel rail. Upstairs there are a further two bedrooms with built in storage and a further shower room with walk in waterfall shower.

The property also benefits from gas central heating, double glazing, front and rear gardens made up of an astroturf lawn, patio, shed, summer house (both with electricity), outside tap and front driveway with EV charger. Early viewing is essential to fully appreciate this stunning property in a highly sought after area.

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





- Five-bedroom semi-detached bungalow
- Spacious kitchen/living room with patio doors
- Stunning fully fitted kitchen
- Five bedrooms
- Two stylish bathrooms
- Front and rear gardens
- Front driveway with EV charger
- Gas central heating & double glazing

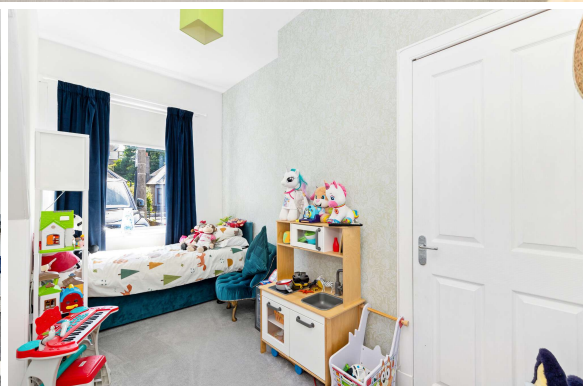
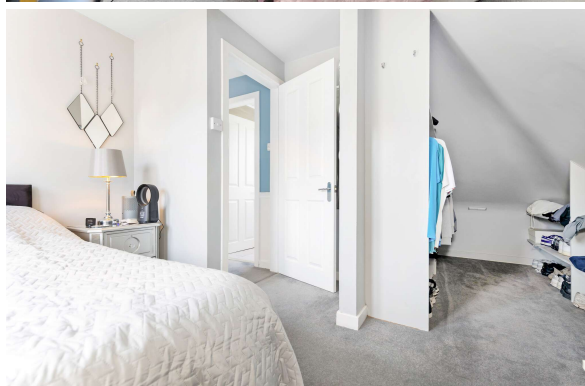
Council tax band E.

Energy Rating C

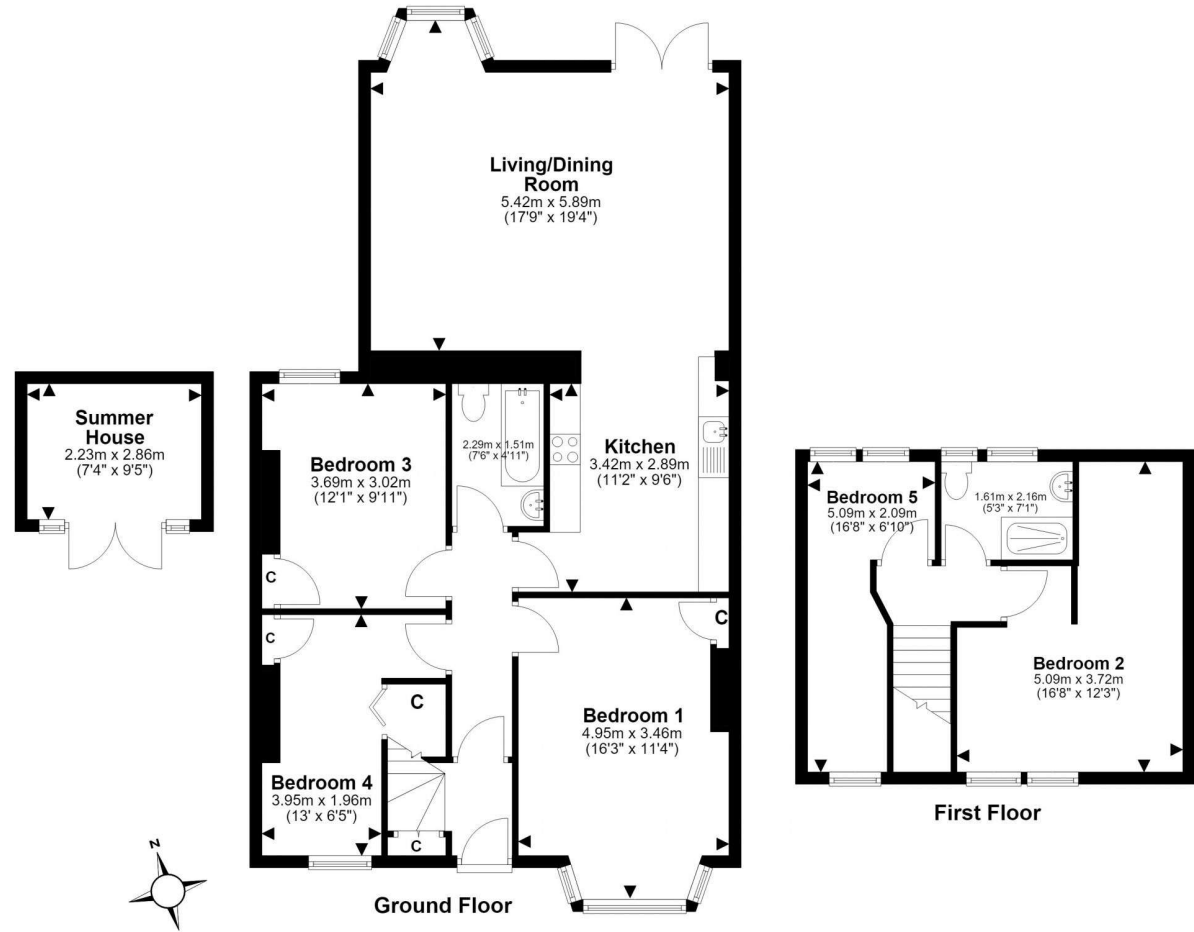
Included in the sale will be all curtains, blinds, integrated kitchen appliances.



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 Craighentiny 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.







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