








Offers Over
£155,000

120/2 Restalrig Road South

Restalrig | Edinburgh | EH7 6JA

This light and airy ground floor flat is situated within the popular area of Restalrig, close to fantastic local amenities and transport links. The property which is presented to the market in move-in condition would appeal to the first time buyers or young professionals.

-  1 Bedroom
-  1 Public room
-  1 Shower room
-  EPC rating - C
-  Council tax band - B



Description

The accommodation is quietly situated to the rear of the block and in brief comprises; shared communal entrance with only one other flat, welcoming reception hallway, generously proportioned and bright lounge/dining pleasantly overlooking the communal rear garden, stylish fitted kitchen, well proportioned double bedroom and stunning modern shower room. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale.

Parking

Ample on-street parking can be found to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





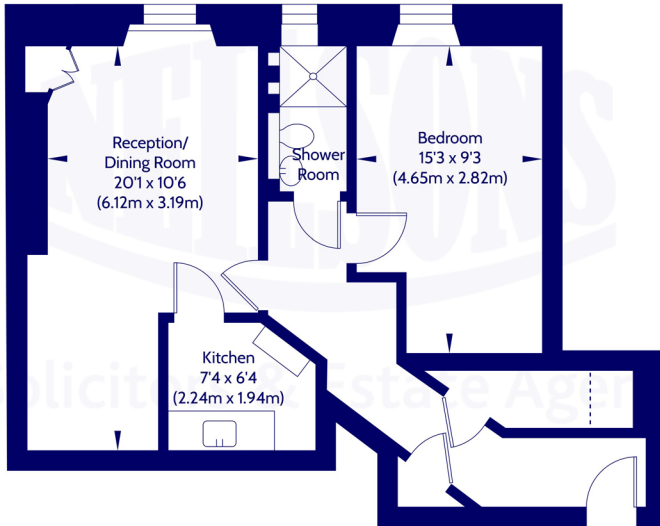
Location

The property is situated in the popular Restalrig area of the city where local shops and services are on hand serving everyday needs. Regular public transport is available into Edinburgh's City Centre, as well as Leith's fashionable waterfront offering a variety of trendy restaurants, bars and bistros. Leisure pursuits nearby include the newly renovated Meadowbank Sports Stadium, Craighentiny Golf course and the wide green spaces of Holyrood Park and Arthur's Seat, which offers many walks and activities. It is an ideal commuting base as the A1 and City bypass are also nearby, as is St James Quarter, Ocean Terminal shopping complex and Meadowbank Retail Park both offering many high street named stores.



Approx. Gross Internal Floor Area 52 Sq M / 562 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

🌐 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

