



38/4 Restalrig Road
Leith Links, EH6 8BN

deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living Room/ Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Communal Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – D



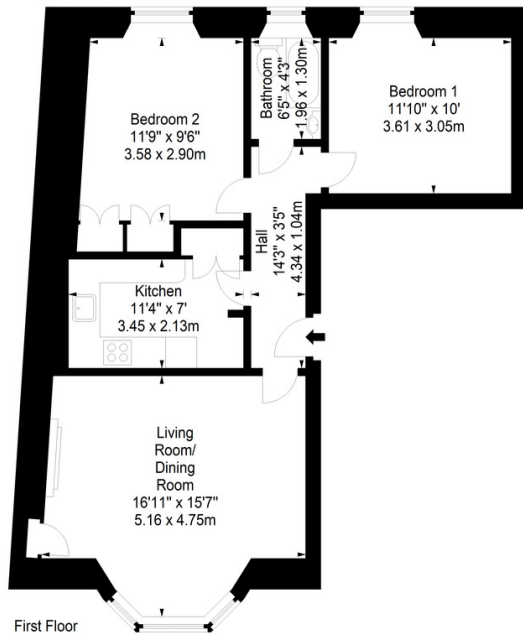
This beautifully presented first-floor flat enjoys a prime position in the highly sought-after Leith Links area, with an excellent range of local amenities right on the doorstep. Ideally located within easy walking distance of excellent public transport links, the property offers swift and convenient access to both the north and south of the city. The property also benefits from its close proximity to the expansive green spaces of Leith Links, while the vibrant Shore is just a short stroll away, offering a wonderful selection of cafés, bars and restaurants, as well as picturesque waterfront walks. The accommodation is in move-in condition and comprises; a welcoming entrance hallway, bright and spacious living room featuring attractive period features and a beautifully renovated working fireplace, contemporary kitchen with integrated appliances plus a useful utility area and pantry cupboard, two generous double bedrooms (one with bespoke built-in storage and a stylish modern finish) and a bathroom with shower over bath. Externally, there is a well-maintained communal rear garden and free on-street parking is available. The property features double glazing and gas central heating. Additionally, there is a new combi boiler and a recently replaced flat roof. Included in the sale are the fitted carpets and floor coverings, cooker, oven, hob, hood, fridge-freezer, washing machine and dishwasher. All appliances included in the sale are sold as seen with no warranty provided.



Restalrig Road,
Edinburgh,
Midlothian, EH6 8BN



Approx. Gross Internal Area
685 Sq Ft - 63.64 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk