



118/7 Restalrig Road South
RESTALRIG | EDINBURGH | EH7 6JA

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Set on a quiet street overlooking the green, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented second floor apartment. Boasting double glazing, gas central heating, a well-kept communal garden and ample free on street parking this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with generous dining space, a contemporary kitchen with attractive units, two well-proportioned double bedrooms (one with built-in mirrored wardrobes) and the flat is completed by a stylish bathroom with shower over bath.

- Traditional tenement second floor apartment
- Welcoming hallway
- Bright lounge with dining space
- Contemporary kitchen
- Two double bedrooms
- Stylish bathroom
- Gas central heating
- Double glazing
- Well-kept communal garden

Energy Rating C. Council Tax band B.

Included in the sale will be cooker, fixtures and fittings.

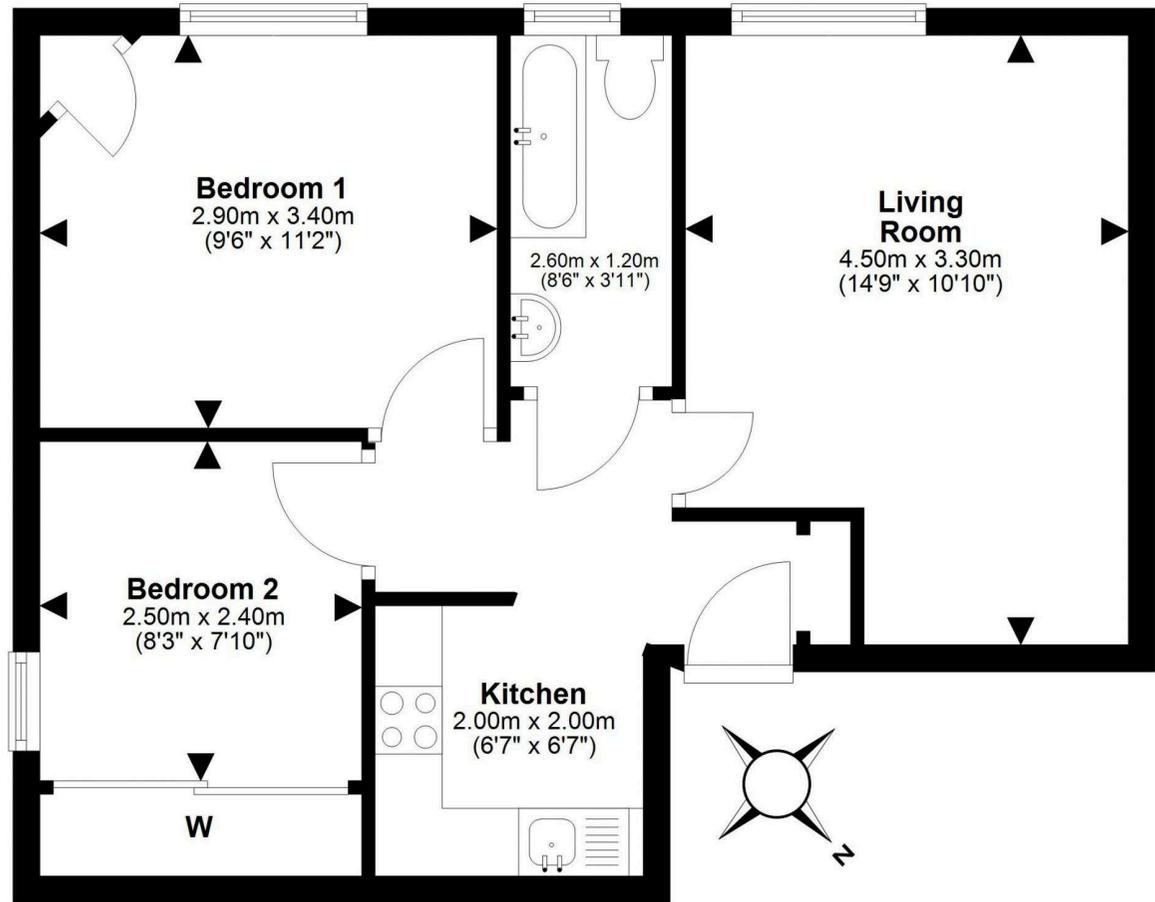
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Restalrig is a highly 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 Meadowbank Retail Park and Ocean Terminal, which has a multiplex cinema and a great variety of shops, are just a short bus or car journey away. Leisure facilities on offer include Leith Links and Holyrood Park, Meadowbank Sports Centre and golfing on the Craigminty Course. Schooling is well represented from nursery to senior level. 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.