



Offers Over
£190,000

39/8 Restalrig Road

Restalrig | Edinburgh | EH6 8BD

Neilsons are delighted to offer onto the market this bright and beautifully presented south-west facing top-floor flat, forming part of an attractive traditional tenement located in Edinburgh's popular Restalrig area, immediately adjacent to Leith Links.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - C



Description

The property enjoys excellent natural light throughout the day and offers open rooftop views towards Arthur's Seat, Corstorphine Hill and the Fife hills in the distance. The accommodation comprises a secure entry system and a welcoming hallway with useful storage and access to a partially floored attic. There is a bright open-plan reception and dining space, together with a fitted kitchen featuring granite splashbacks and drainage area adjacent to the sink, providing a distinctive and durable finish. There are two well-proportioned bedrooms, including a generous principal bedroom, along with a bathroom fitted with a three-piece suite. The flat features original and refurbished timber flooring throughout and further benefits from gas central heating, double glazing and good storage. The property is offered with no onward chain, allowing for a flexible entry date by mutual agreement.



Extras

The sale will include the cooker, dishwasher and washing machine, all new as of 2025, together with the fridge/freezer.

Gardens, Parking & Storage

There is a substantial communal garden to the rear of the building, laid mainly to lawn and featuring drying facilities, shrubs and mature planting. Unrestricted on-street parking is available to the front and surrounding area. The property also offers practical storage, with space commonly used for bike storage on the landing outside the flat, together with a dedicated secure bike locking point installed within the communal area on the ground floor.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The property is exceptionally well positioned for local amenities, with the highly regarded Bijou Bistro, a large local convenience store, pharmacy, dog grooming services, hairdressers and the popular Links Tavern all within walking distance. There are also multiple large supermarkets, retail parks and shopping facilities all within close proximity.

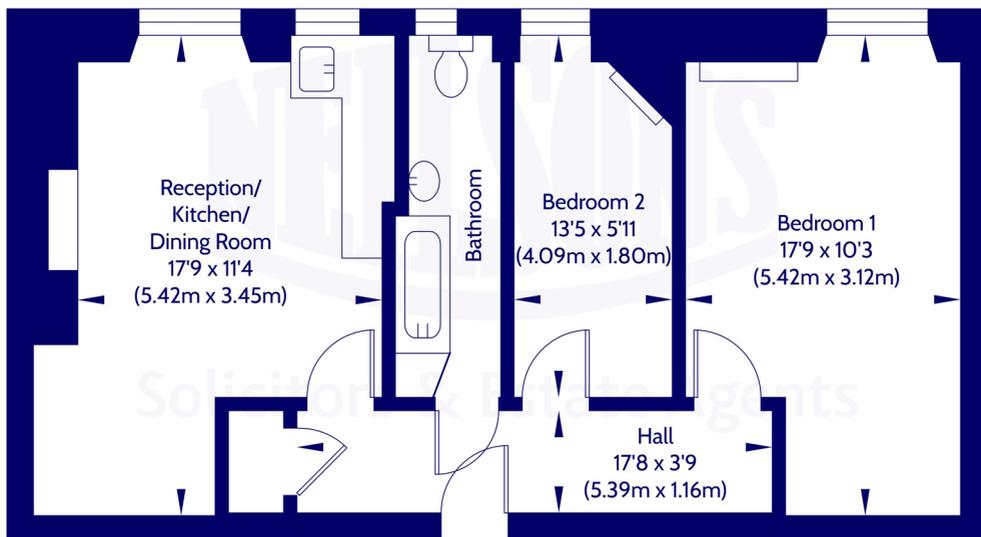
Leith Links is close by providing an expansive open green space, while the coastline at Seafield and the promenade leading on to Portobello Beach can be reached via a pleasant and scenic walk through nearby green spaces. The vibrant Leith Walk and Leith Shore are also within easy reach, with tram and frequent bus services, and regular bus routes directly outside the property to the city centre.





Approx. Gross Internal Floor Area 59 Sq M / 635 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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