



4/2 RESTALRIG ROAD SOUTH
JOCK'S LODGE, MEADOWBANK, EDINBURGH, EH7 6LD



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Located on the ground floor of a traditional tenement, less than two miles from the heart of the city, this tastefully presented two-bedroom flat will no doubt appeal to professionals, investors, and small families. In addition to bright contemporary interiors, the property benefits from access to private and shared gardens, plus regulated on-street parking.

A secure communal vestibule leads to the front door, opening into an inviting entrance hall featuring useful storage, modern soft-grey décor with accent wallpaper, and stylish oak-look flooring that flows into the living room and bedrooms. Also enjoying a calming decorative backdrop in elegant sage green, the living room provides a well-proportioned sitting area illuminated by twin west-facing windows and equipped with cupboard storage. A contemporary fireplace with an electric fire forms a welcoming focal point. Returning across the hall, you reach a bright contemporary kitchen with a sleek, streamlined design in white and dove grey. Flat-panel units and worktops incorporate an oven, gas hob, fridge, and freezer. An under-counter washing machine is also provided.

FEATURES

- Prime location less than two miles from the city centre
- Tastefully presented ground-floor tenement flat
- Communal vestibule with secure entry
- Inviting entrance hall with storage
- Elegant light-filled living room with fireplace and storage
- Bright and stylish kitchen
- Two double bedrooms (one with storage, one rear-facing)
- Bright shower room
- Private front garden and large shared garden at the rear
- Regulated on-street parking (CPZ N6)
- Gas central heating and double glazing





The two bedrooms continue the home's subtly toned décor and tranquil ambience. Both are comfortable doubles, with one room benefiting from storage and the other enjoying a quiet rear outlook. Finally, the bright shower room is fully tiled in neutral tones and includes a WC suite, a mirrored wall-mounted cabinet, a shower enclosure, and a heated towel rail. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, there is exclusive use of a small front garden with a lawn and seating space, whilst all residents share access to a sizeable lawned garden to the rear. For easy parking, on-street spaces in the vicinity are regulated under Controlled Parking Zone N6.

Extras: All fitted floor coverings, window coverings, light fittings, appliances, the Bedroom 1 wardrobe, and the living room fire and surround are included in the sale.

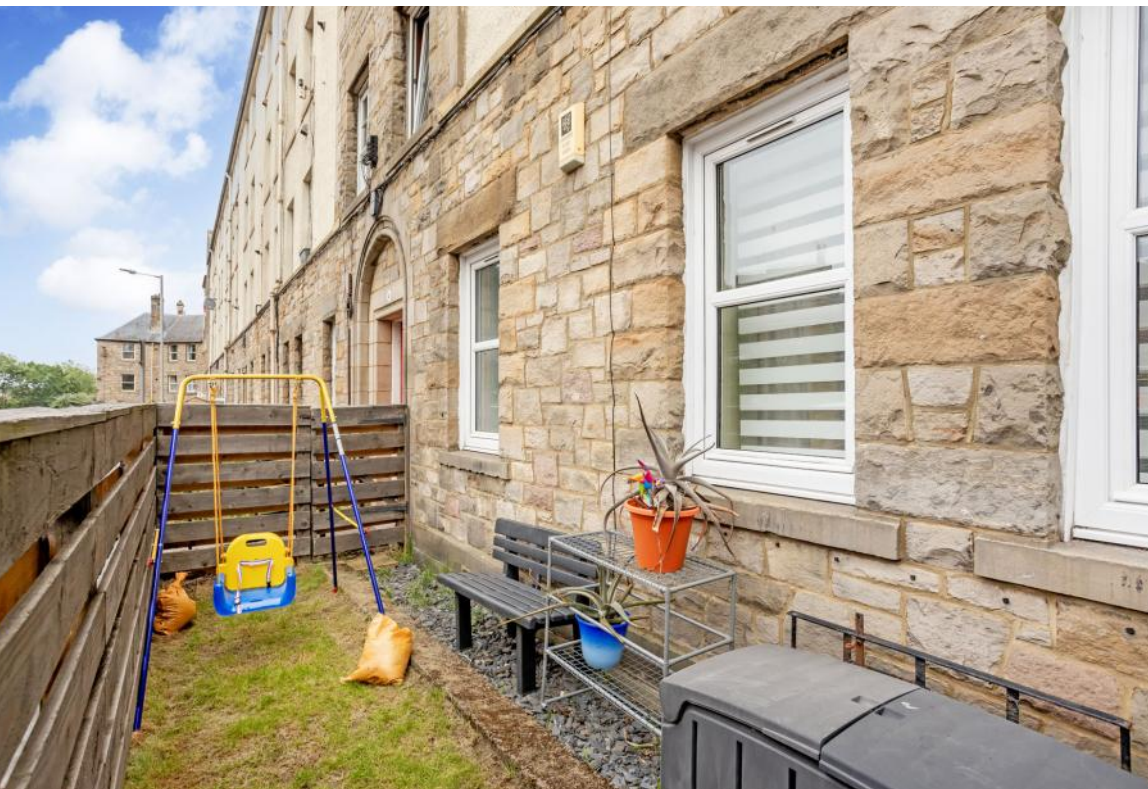






Meadowbank, Edinburgh

Situated to the east of the city centre and directly north of majestic Holyrood Park, the thriving suburb of Meadowbank is cherished for its leafy streets, vibrant social scene and excellent local amenities. Meadowbank Shopping Park is home to a selection of retail outlets and a large Sainsbury's supermarket, while nearby Easter Road is lined with an array of local shops and businesses, plus a vibrant blend of cafes, pubs, and restaurants. Residents of Meadowbank have a whole host of sport and fitness activities right on their doorstep, and the re-opening of Meadowbank Sports Centre offers state-of-the-art facilities including athletics tracks, sports halls, a gym, and fitness studios. For those who prefer to exercise in the great outdoors, the vast open space of scenic Holyrood Park is perfect for relaxed strolls or cycles, and an invigorating hike up Arthur's Seat promises breath-taking views of Edinburgh's iconic cityscape. Meadowbank is within the catchment area for early years and primary schooling and is popular with city workers, with swift links into the centre via London Road by car, bus, or bike, as well as convenient access to the A1 and Edinburgh City Bypass.







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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

