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Offers Over

**£350,000**

# 18 Alemoor Park

Restalrig | Edinburgh | EH7 6US

Charming and generously proportioned three-bedroom detached villa boasting an impressive extension, quietly positioned within a popular modern development in Restalrig. Close to superb local amenities and excellent transport links, the property is perfectly suited to growing families seeking flexible living space in a convenient location.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - C
-  Council Tax Band - F



## Description

A welcoming entrance hallway offers access to useful understairs and additional storage cupboards. The bright and spacious bay-fronted lounge provides a comfortable living space and features an electric fireplace, creating an inviting focal point. To the rear, the stylish extended kitchen diner forms the heart of the home. Flooded with natural light from two Velux skylights, this impressive space is fitted with a range of integrated white goods and a breakfast bar, making it ideal for both everyday living and entertaining. Sliding patio doors provide direct access to the rear garden. Completing the ground floor is a convenient two-piece WC. The upper level offers three well-proportioned bedrooms. The principal bedroom is a generous double featuring extensive fitted wardrobes and cabinetry surrounding the bed, along with an integrated double wardrobe with sliding mirrored doors. Bedroom two is another comfortable double to the rear, benefiting from a single cupboard and ample space for freestanding furniture. Bedroom three is a good-sized single room, ideal for use as a nursery or home office, and includes a half over-stairs storage cupboard. The family bathroom is fitted with a shower over bath and finished with partial tiling.



Further benefits include gas central heating, and double glazing throughout.

Factor fee of approximately £16 per month.

## Gardens & Parking

Externally, the property enjoys a lovely rear garden featuring a monoblock patio area, lawn, and two sheds for additional storage. The front garden is laid to lawn and a private driveway provides off-street parking.

## Extras

Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood, fridge-freezer, and washing machine, light fittings and fitted floor coverings.

## Viewing

By appointment through Neilsons 0131 625 2222.







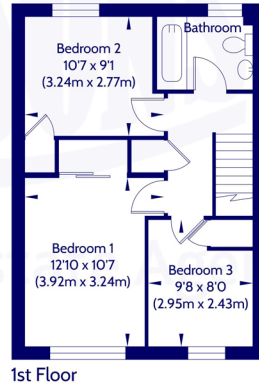
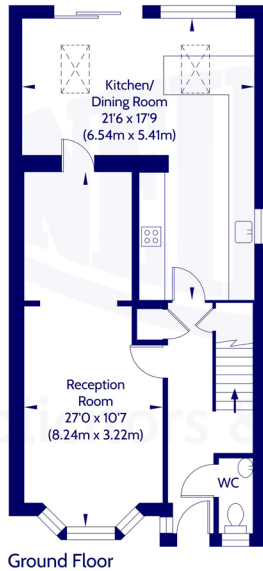
## Location

Restalrig is a popular 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, Craightinny 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 the new St James Quarter, Ocean Terminal shopping complex and Meadowbank Retail Park both offering many high street named stores.





Approx. Gross Internal Floor Area 104 Sq M / 1110 Sq Ft.



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



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### 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

