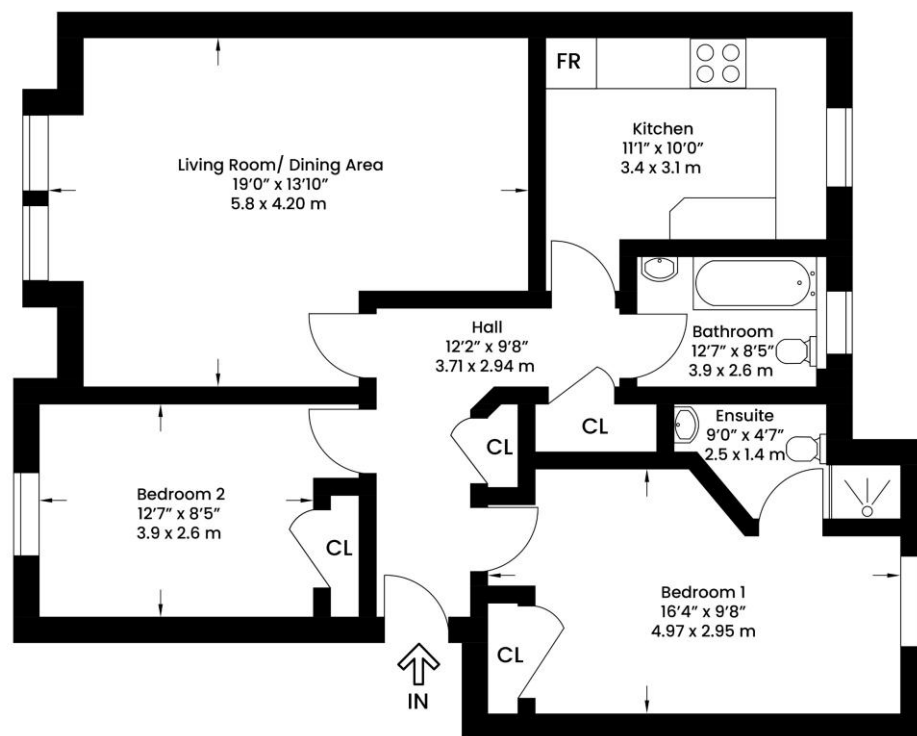




64a 7
Restalrig Road South
Restalrig
Edinburgh
EH7 6LE





vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

vistaBee 2025

Well-presented, light and spacious, south-facing, two-bedroom, third-floor (top), dual-aspect apartment with views, in a modern, factored block, quietly located in an established development in Edinburgh's historic Restalrig village, east of the city centre. A carpeted L-shaped entrance hall, with a loft access hatch and two store cupboards, provides access throughout. The bright and spacious, carpeted, front-facing living room, with dining recess, affords fine views to Arthur's Seat and Salisbury Crags. Set to the rear, with a window overlooking the gardens, a good-sized kitchen provides space for a small table and chairs, and is fitted with modern units with, laminate worktops and splash tiling. Integrated appliances include a gas hob and electric oven with extractor hood over, an integrated fridge/freezer, and a freestanding washing machine. Two carpeted double bedrooms are set to either aspect, both with built-in wardrobes, the master having en-suite shower room. Set off the hall, the bathroom features a white three-piece suite with tiled floor and splashbacks.

















Restalrig is a popular residential area consisting of a mixture of family-size homes and is located east of Edinburgh centre. Local shops can be found throughout, with a Morrisons superstore on Portobello Road, a Sainsbury's at Meadowbank Retail Park, and an extensive range of high street names and a multiplex cinema at Fort Kinnaird. Nearby Portobello offers open spaces and the famous seafront promenade, whilst the extensive Holyrood Park and Arthur's Seat parklands are also close by. The area offers a good choice of well-regarded schools catering for all levels, and this east of city centre location gives good road links in and out of the city via the A1 and A199, with regular public transport available from Restalrig Avenue and Portobello Road.

EPC Band- C

Council Tax Band- D

Factor- James Gibb Approx. £85 per month paid quarterly