

COULTERS[©]

137 RESTALRIG AVENUE

RESTALRIG, EDINBURGH, EH7 6PN

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated in the well-established residential area of Restalrig, this rarely available two-bedroom semi-detached bungalow offers flexible, light-filled accommodation, a wonderfully private rear garden and an impressive range of additional spaces including a fully floored attic, a garden office and a separate workshop. The property is ideally suited to a wide range of buyers seeking a home with excellent versatility both inside and out.

A welcoming entrance hall leads to a sitting room positioned to the front of the property. The contemporary kitchen is fitted with sleek white cabinetry, excellent worktop space and integrated appliances, with a door leading directly into the bright conservatory. Overlooking the beautifully established rear garden, the conservatory provides a delightful additional reception space and opens directly onto the garden.

There are two comfortable double bedrooms, both an Edinburgh press, while the bathroom is fitted with a white three-piece suite with shower over the bath.

KEY FEATURES



Well-presented semi-detached bungalow.



Established private rear garden with garden office.



Floored attic with great storage and potential.



EPC Rating - D



Two double bedrooms.



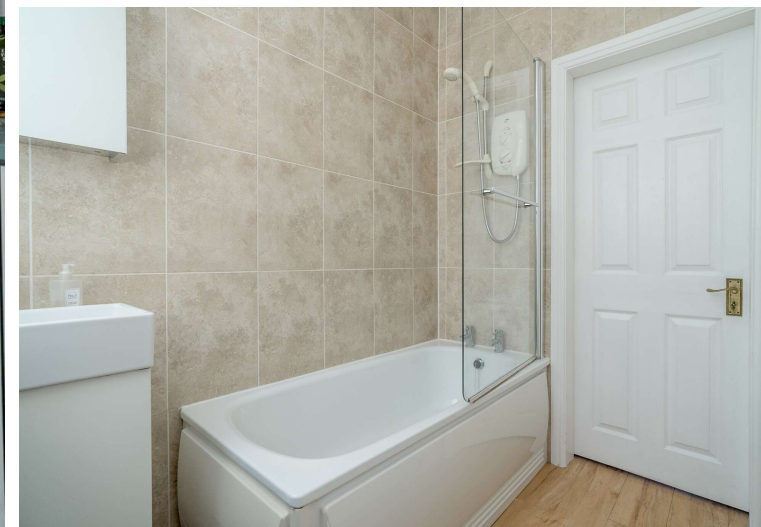
Private driveway.



Fantastic amenities in the surrounding area.



Council Tax Band - E



A particular highlight of the property is the substantial fully floored attic. This impressive space benefits from a Velux window, extensive built-in storage and excellent ceiling height, offering superb storage immediately whilst presenting exciting potential for future development, subject to the necessary consents.

The rear garden is a true oasis, offering a high degree of privacy thanks to the mature embankment beyond, ensuring it is not overlooked. Beautifully landscaped with established planting, it also features a greenhouse, a substantial workshop/store and a fully insulated garden office complete with power and electric heating, creating an ideal space for home working and hobbies. To the front, the property benefits from a private driveway providing off-street parking. Further benefits include gas central heating and double glazing throughout.





THE LOCAL AREA

Restalrig is a popular and well-connected residential area lying just east of Edinburgh's city centre, offering an excellent balance of peaceful suburban living and easy access to the capital's outstanding amenities. The nearby Meadowbank Retail Park provides a range of supermarkets and everyday shopping, while the vibrant neighbourhoods of Leith, Portobello and Easter Road are all within easy reach, offering an excellent choice of independent cafés, restaurants, bars and shops.

Meadowbank Sports Centre is a short walk away and for outdoor recreation, Lochend Park, Holyrood Park and Arthur's Seat are all close by, while Portobello's award-winning beach and promenade can be reached in just a few minutes by car or bicycle. Regular bus services operate nearby, providing quick access into the city centre and beyond, whilst the A1, City Bypass and Edinburgh Airport are all easily accessible for commuters. A good selection of local schools and leisure facilities further enhance the area's appeal, making it a highly convenient location for a variety of buyers.

EXTRAS

All blinds, light fittings, fitted floor coverings, integrated appliances, washing machine, tumble dryer and wardrobes in bedroom 2 are included in the sale price.







137 RESTALRIG AVENUE, CRAIGENTINNY, EDINBURGH, EH7 6PN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 753 SQ FT / 70 SQ M
 WORKSHOP 86 SQ FT / 8 SQ M, GARDEN OFFICE 52 SQ FT / 5 SQ M, ATTIC 245 SQFT / 22 SQM
 All measurements and fixtures including doors and windows are approximate and
 should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.