

# 118/8 Restalrig Road South

EDINBURGH, EH7 6JA



*Charming One-Bedroom Flat in a Sought-After Location*



0131 524 9797



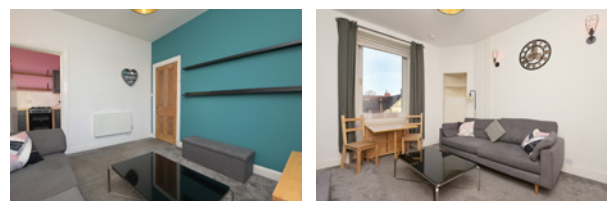
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Nestled on Restalrig Road South, this well-presented first-floor flat offers an excellent opportunity for first-time buyers or investors. Having been recently utilized as a rental property, the home is in fantastic condition and ready for its next owner.

# THE LIVING ROOM



The flat features a welcoming living room, located to the right of the entrance, which provides a comfortable space for relaxation and entertaining. The adjoining kitchen boasts a modern gas hob and oven, a freestanding fridge/freezer, and a generous worktop space, making it a practical and stylish area for cooking.

# THE KITCHEN





The spacious and bright double bedroom, complete with a top-of-the-range wardrobe and large double-glazed windows that allow plenty of natural light.

The contemporary shower room is a standout feature, with sleek white tiling, a wet-room-style shower, and underfloor heating for added comfort. A versatile box room offers additional space, perfect for use as a home office or extra storage.

## THE SHOWER ROOM



# THE BEDROOM



# THE BOX ROOM



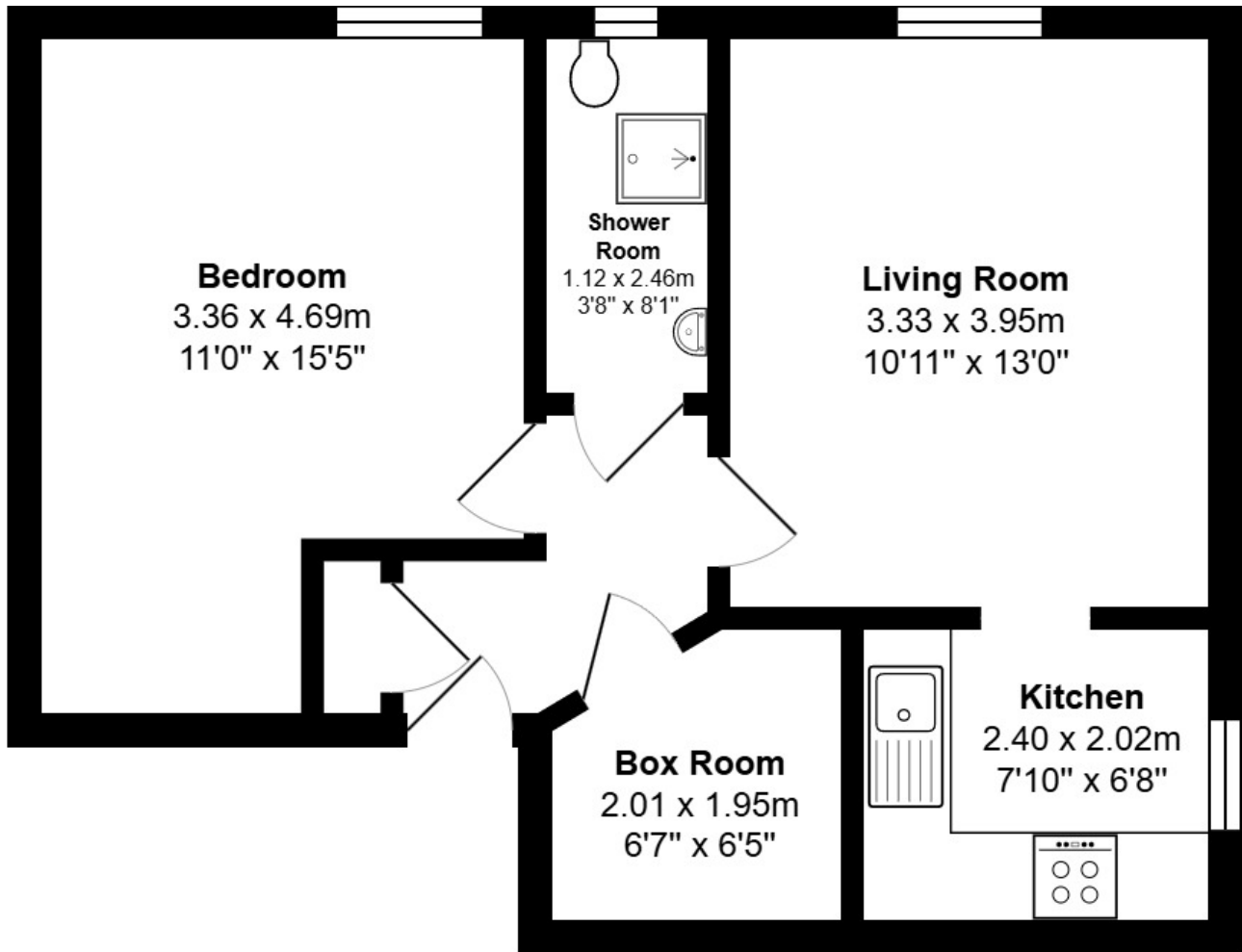
The flat benefits from street parking and enjoys a prime location opposite a park, ideal for outdoor activities and leisurely strolls.

Whether you're looking for your first home or a smart investment, this property combines modern living with convenience in a highly desirable Edinburgh neighbourhood.

# EXTERNALS

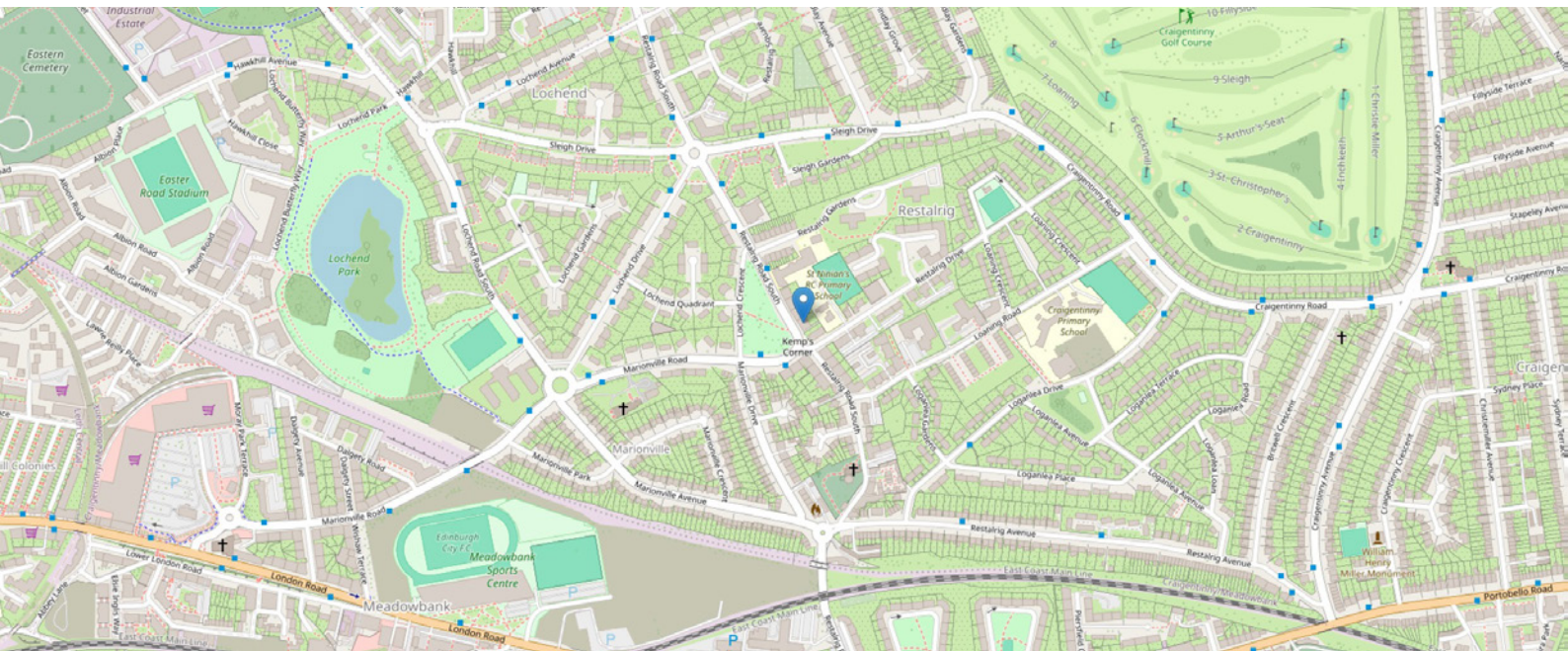


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 46m<sup>2</sup> | EPC Rating: E





# THE LOCATION

Like so many other parts of the city, this spot was, at one time, an independent village. However, as the city grew, the village was absorbed and it is now surrounded by other residential districts such as Lochend, Meadowbank and Craigtinny. It is exclusively residential in nature and really very conveniently located, being some two miles to the East of the city centre, just to the north of London Road.





Within the village itself are a number of small shops attending to most daily requirements along with a rather large branch of Scotmid. There are good alternatives at Jock's Lodge and only a little further on is a very large branch of Morrisons. At Jock's Lodge there are also Post Office and banking services.

Should all of these prove insufficient, it really is a simple matter to travel virtually directly into Leith or Portobello to take advantage of all the facilities provided by these locations. For that matter, it is just as simple to travel straight into the city centre.

Local amenities include Meadowbank Sports Stadium which provides excellent indoor and outdoor facilities, Holyrood Park and Arthur's Seat which provide country-like walks virtually on the doorstep; on the far side of Holyrood Park lies the Commonwealth Pool, whilst in the opposite direction lie the golf courses of Portobello and Craighentiny.



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