

92/10 Restalrig Road South

EDINBURGH, EH7 6JB



One-bedroom flat in the heart of Restalrig with excellent links to the city and close to all amenities



0131 524 9797



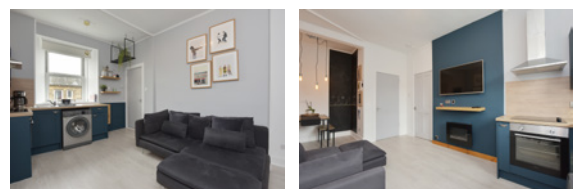
www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

Welcome to this beautifully finished one-bedroom flat, located on the vibrant Restalrig Road South. This home has been finished to a high standard, offering modern living in a classic Edinburgh setting.

THE LIVING ROOM / KITCHEN



Upon entering, you'll be greeted by a spacious and bright open-plan kitchen and living area on your right. This generous space is perfect for entertaining, with ample room for a full living room suite and a dining table. The kitchen is well-appointed and includes a large pantry, providing plenty of storage for all your culinary needs.



The adjacent bedroom is a tranquil retreat, comfortably accommodating a double bed with additional space for freestanding storage units. The design ensures a cosy yet functional living space, ideal for rest and relaxation. Centrally located between the living area and the bedroom is a beautifully finished three-piece bathroom suite, featuring modern fixtures and fittings.

THE SHOWER ROOM



THE BEDROOM

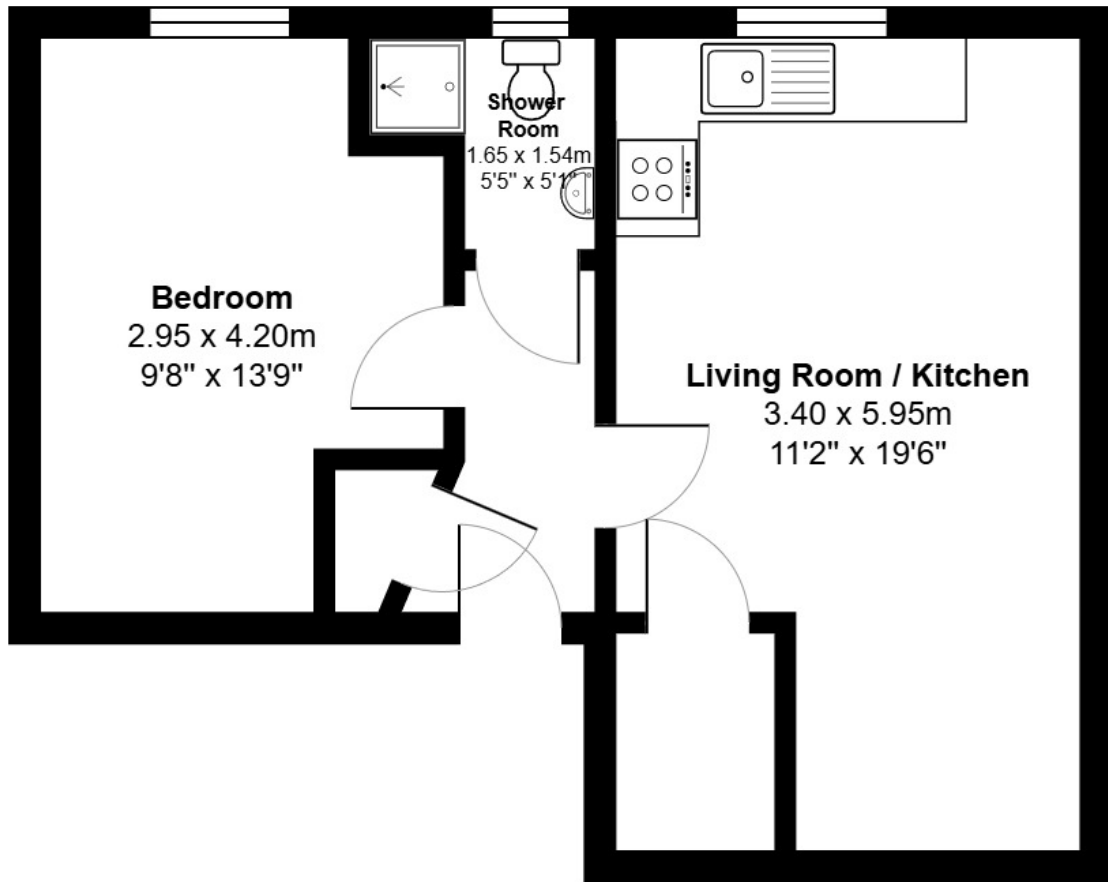


To the rear of the property, you'll find communal gardens, perfect for enjoying some outdoor time in a quiet setting. This flat is an ideal choice for those seeking a stylish and comfortable home in a convenient Edinburgh location. Don't miss out on this fantastic opportunity to secure a high-quality living space.

EXTERNALS

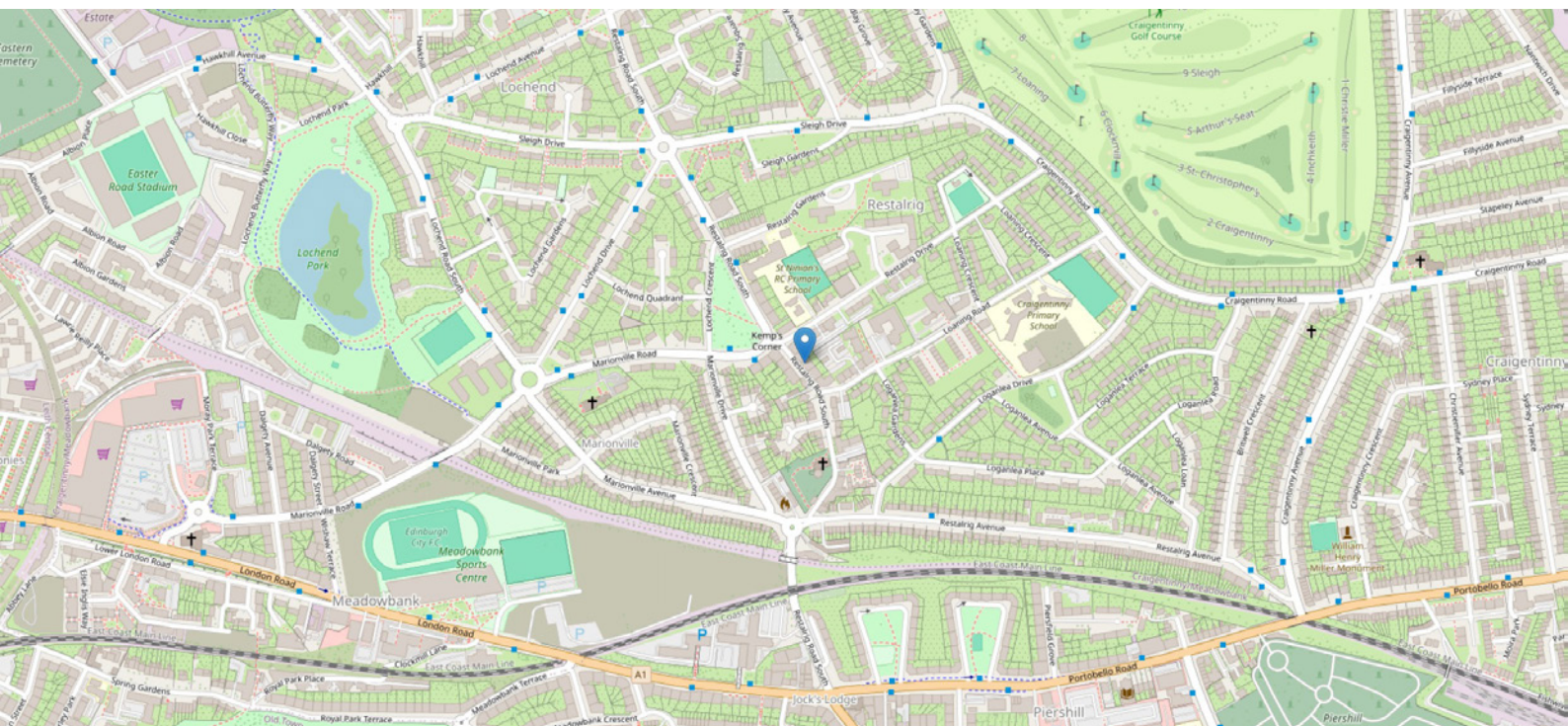


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 42m²
EPC Rating: F



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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
ANDREW DARCY
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.