

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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98/12 Restalrig Road South

EDINBURGH, EH7 6JB



## 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 Craightinny. It is exclusively residential in nature and 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.

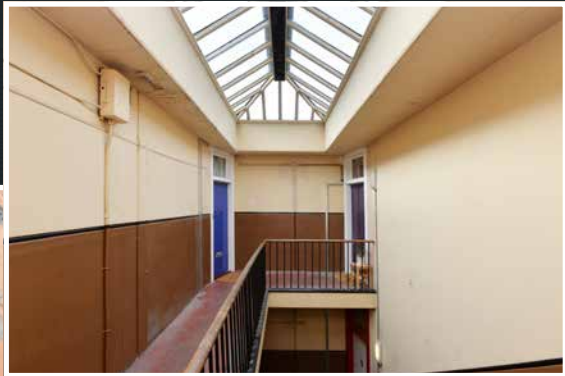




## THE PROPERTY

An excellent opportunity has arisen to acquire this lovely one-bedroom top-floor flat, located within the popular Restalrig area of Edinburgh while making for an ideal first-time buyer or buy-to-let opportunity. Early viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of; an entrance hallway with an overhead storage cupboard which houses the electricity meter, a bright and spacious lounge/diner with a storage cupboard and provides access into the fully fitted, partially tiled kitchen with an integrated 4 electric hob, oven and extractor hood. The large double bedroom offers ample room for free standing furniture and flexible layout configurations. The property is completed with a partially-tiled two-piece WC



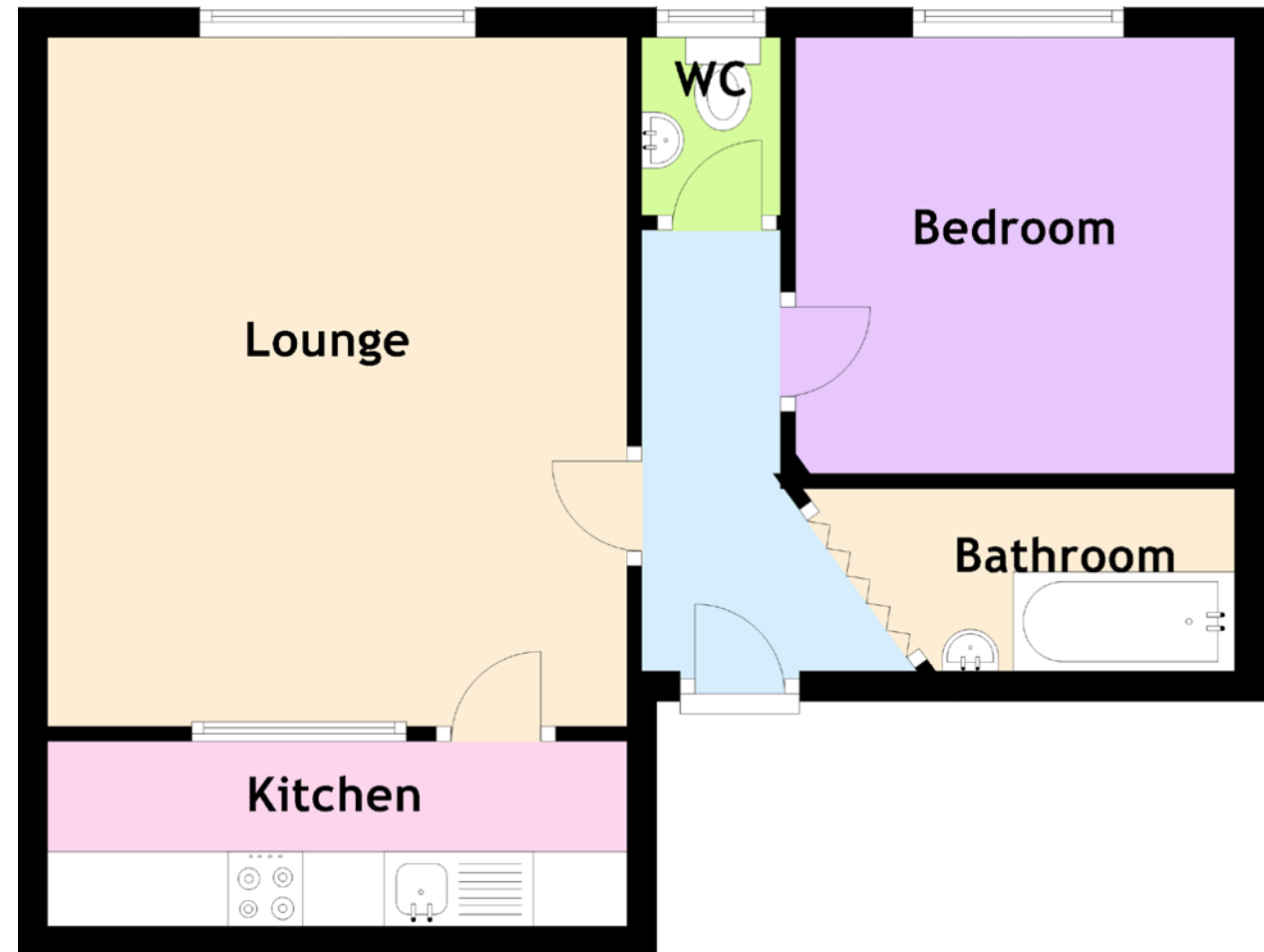
and a separate partially-tiled bathroom with an over-bath shower.

This property also benefits from; secure door entry system, gas central heating, full double glazing, communal grounds to the rear of the property and adequate on-street parking.





98/12 RESTALRIG ROAD SOUTH, EDINBURGH



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.61m (15'1") x 3.48m (11'5")
Kitchen	3.88m (12'9") x 1.24m (4'1")
Bedroom	2.94m (9'8") x 2.92m (9'7")
Bathroom	2.83m (9'3") x 1.19m (3'11")
WC	1.19m (3'11") x 0.93m (3'1")

Gross internal floor area (m<sup>2</sup>): 40m<sup>2</sup>  
EPC Rating: D

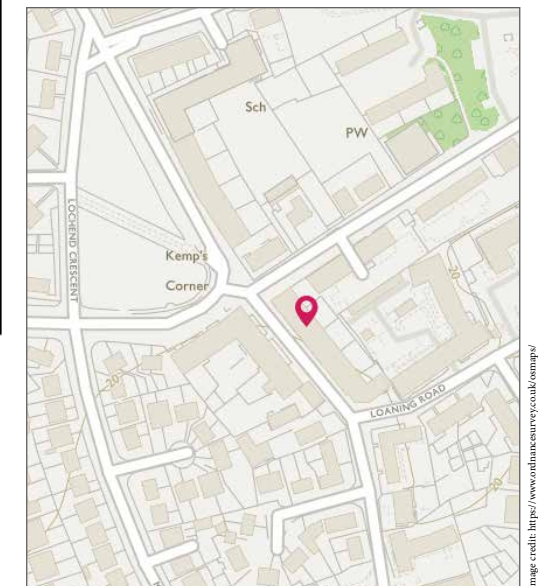


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