

# 188/3 Restalrig Road South

EDINBURGH, EH7 6EA



## IMMACULATE ONE-BEDROOM FIRST-FLOOR FLAT



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McEwan Fraser is delighted to present this immaculate one-bedroom first-floor flat to the market. The property is presented to the market in move-in condition and benefits from gas central heating, double glazing, a secure entry system, and a private section of the rear garden.

Accommodation is centred around a beautiful dual-aspect living room which has neutral décor and laminate flooring. There is plenty of space for a large suite and a dining table under the bay window. The well-proportioned separate kitchen is adjacent to the living room, and it includes a good range of base and wall-mounted units. There is plenty of prep and storage space alongside a mixture of integrated and free-standing appliances. The bedroom is a generous double with neutral décor, laminate flooring, and plenty of space for a substantial range of bedroom furniture. The property is completed by a tiled bathroom that has a white three-piece suite.

This would be a superb first-time buy, and early viewing is highly recommended.

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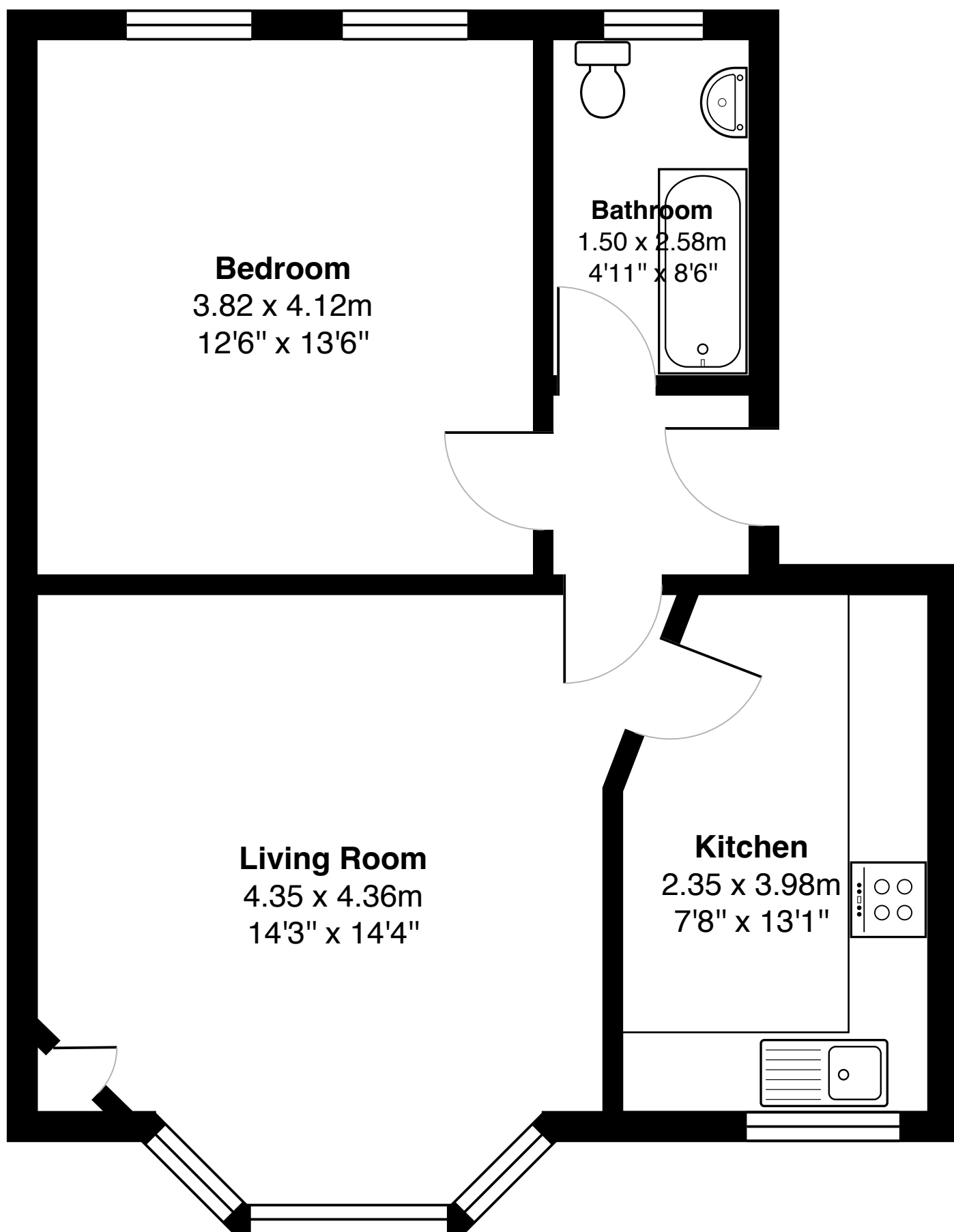


**The Bedroom**









Gross internal floor area (m<sup>2</sup>): 53m<sup>2</sup>

EPC Rating: C









## LOCHEND PARK

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Set in the heart of the increasingly popular Restalrig area, this flat on Restalrig Road South offers the perfect mix of city living and community vibe – ideal for first-time buyers looking for a stylish and well-connected place to call home.

You're just a short walk from Leith's buzzing cafés, bars, and indie shops, with the Shore and its waterfront restaurants just down the road. For green space lovers, both Lochend Park and Holyrood Park are nearby – perfect for weekend strolls, dog walks, or a jog with a view of Arthur's Seat.

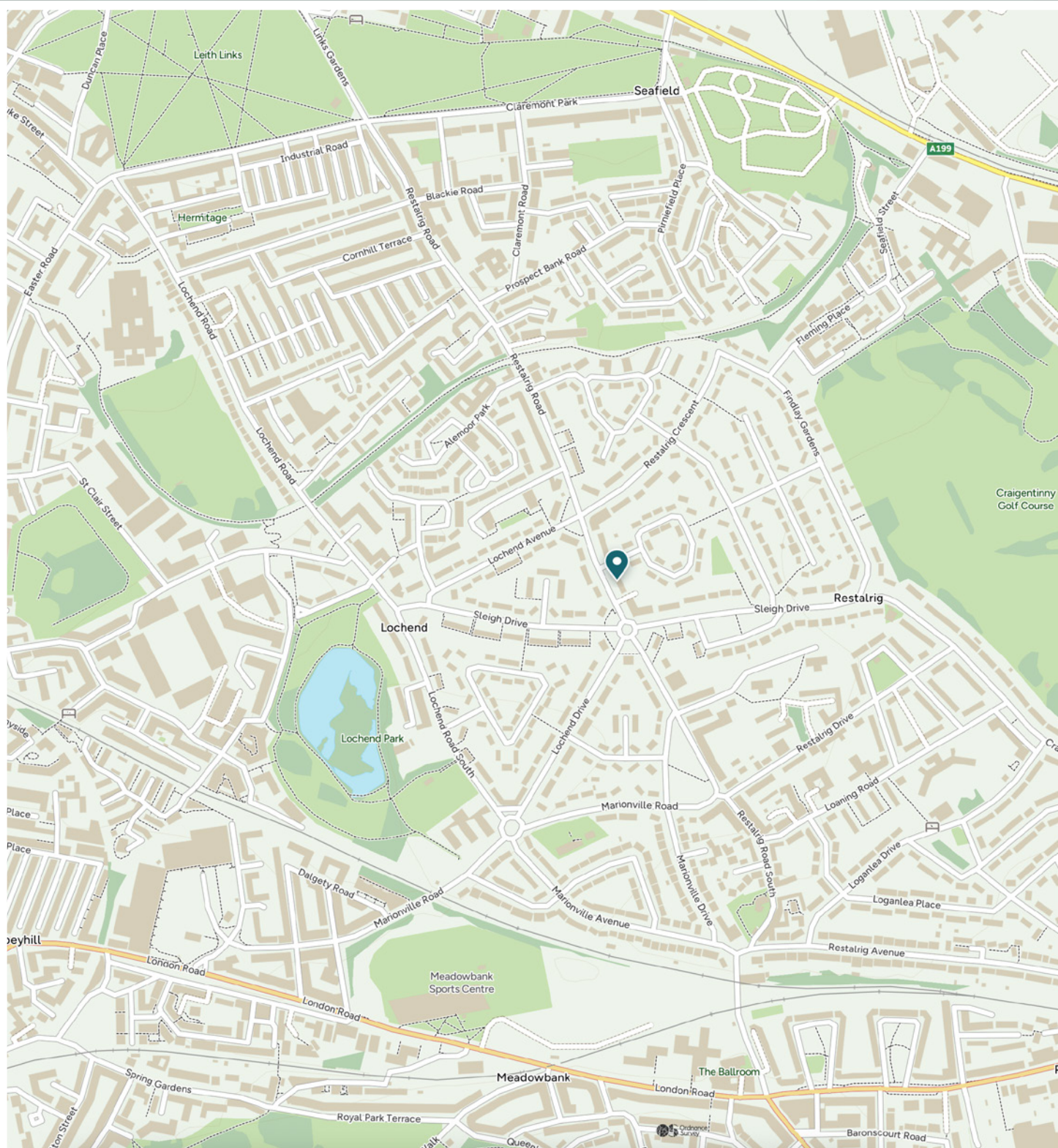
Commuting is easy with frequent buses into the city centre in under 20 minutes, plus quick access to major routes if you drive or cycle. You'll also be well-placed for the new tram extension and a growing number of local amenities, from supermarkets to takeaways and fitness studios.

Whether you're into brunch spots, exploring local markets, or just want a place with great connections and a sense of community, Restalrig ticks all the boxes for a vibrant, affordable first step onto the property ladder.

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## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

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Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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