



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**87/7 Restalrig Road South**

EDINBURGH, EH7 6JD





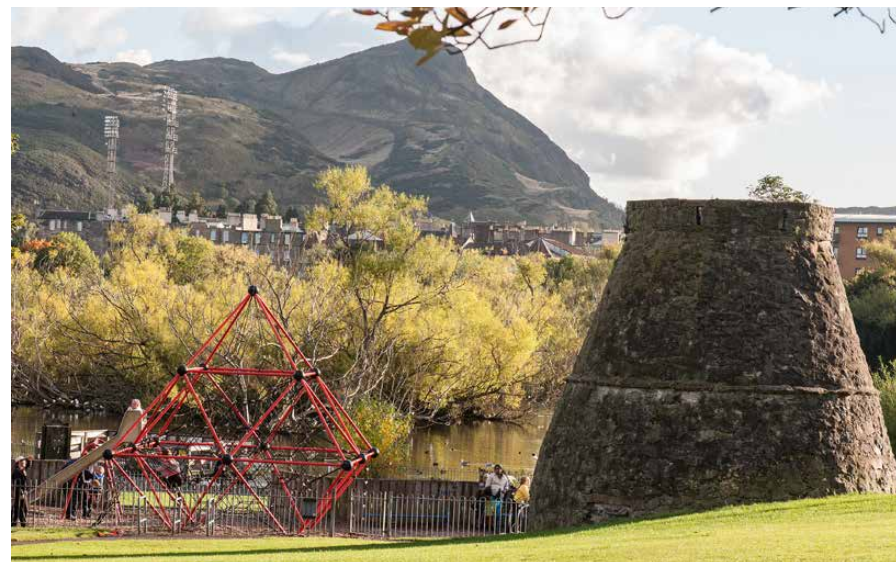
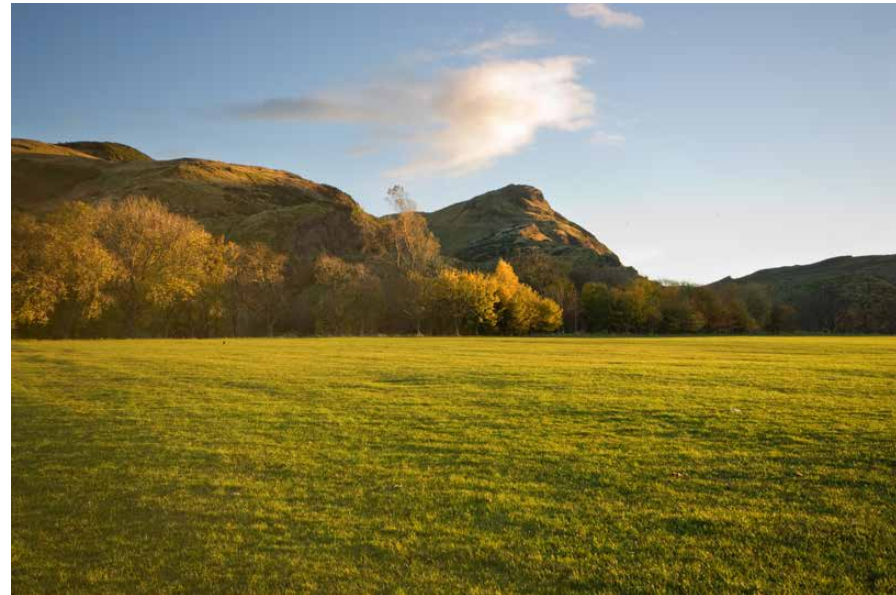
# EDINBURGH

EH7 6JD

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 Craightenny. 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 Craightenny.





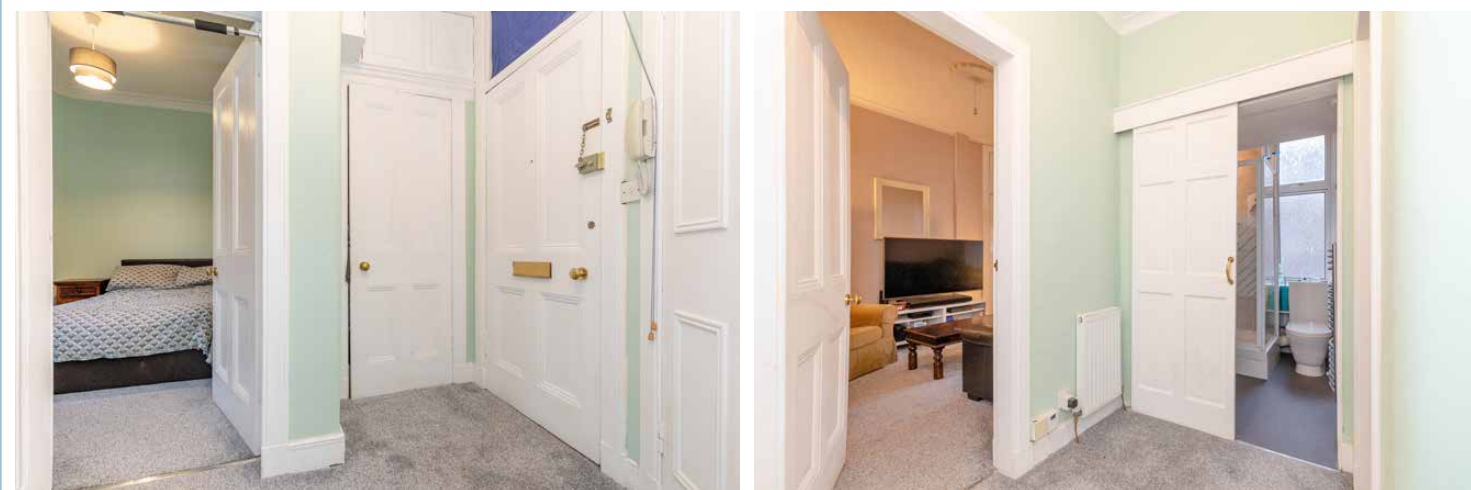
# 87/7 RESTALRIG ROAD SOUTH

EDINBURGH, EH7 6JD

McEwan Fraser Legal is delighted to present this traditional one-bedroom flat in the popular Restalrig area of Edinburgh. The property is in true walk-in condition. This second floor flat showcases several upgrades throughout and is situated in an ideal location for transport links to the city centre. Inside, the property comprises of:

- New modern fully equipped white kitchen with appliances.
- Living room with shelving, press storage and ample space for dining.
- A spacious double bedroom which includes a built-in mirror wardrobe and ample space for furnishings.
- A fresh white suite shower room with a heated towel rail.
- Hallway with storage, Gas central heating and double glazed windows.

In addition to this, the property includes secure entry, a well-maintained shared garden to the rear, and unrestricted on-street parking to the front and on surrounding streets. This is a rare opportunity to acquire a walk-in condition property in a fantastic location close to Edinburgh city centre.

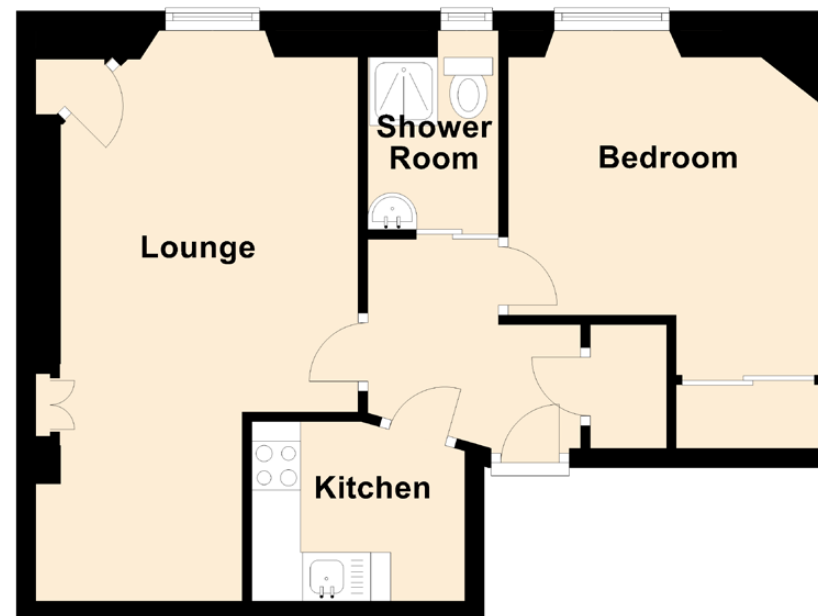






# SPECIFICATIONS

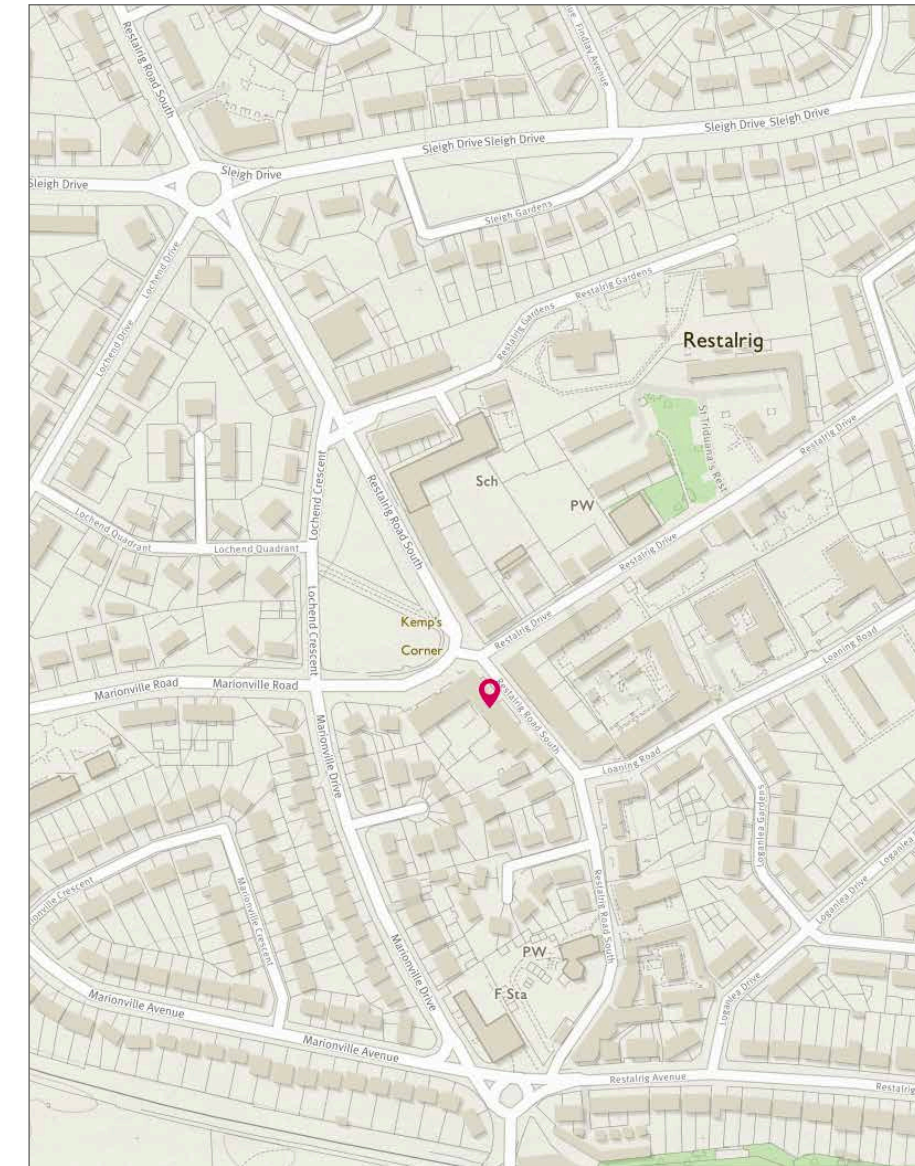
## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

|             |                               |
|-------------|-------------------------------|
| Lounge      | 5.85m (19'2") x 3.15m (10'4") |
| Kitchen     | 2.12m (6'11") x 1.84m (6')    |
| Bedroom     | 4.20m (13'9") x 3.20m (10'6") |
| Shower Room | 2.04m (6'8") x 1.34m (4'5")   |

Gross internal floor area (m<sup>2</sup>): 44m<sup>2</sup> | EPC Rating: C







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Photographer



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