

82 Restalrig Road South

LOCHEND, EDINBURGH, EH7 6JB



*STYLISH TWO-BEDROOM MAIN DOOR
FLAT WITH COMMUNAL GARDEN*



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Presented by McEwan Fraser Legal, this spacious and stylish two-bedroom main door flat is set within the popular Restalrig area of Edinburgh and offers generous accommodation with contemporary interiors, private outdoor space, and excellent local amenities right on the doorstep. Conveniently positioned directly beside a corner shop, the property provides easy access to everyday essentials while remaining well connected to the city centre and surrounding areas.

The property is entered via an attractive main door with stained-glass panelling, opening into a bright and welcoming hallway finished with crisp white décor and modern grey laminate flooring which continues throughout much of the home. The hallway benefits from a useful built-in storage press, while white internal doors enhance the clean and modern finish.

The impressive open-plan living and kitchen area forms the heart of the home and offers a bright, sociable space ideal for both relaxing and entertaining. Large patio doors allow for an abundance of natural light, complementing the fresh white walls and stylish grey feature wall. A charming built-in log burner creates a warm focal point within the living area.

The Property



A dividing feature subtly separates the kitchen, which has been finished to a high standard with sleek grey cabinetry, tiled splashbacks, light wood-effect worktops, and integrated cooking appliances including a built-in oven and hood. There is also dedicated space for both a washing machine and fridge freezer.





The generous principal bedroom is full of character and features bold red décor, high ceilings, wooden laminate flooring, and extensive floor-to-ceiling built-in wooden storage cupboards. A large window provides excellent natural light, while an attractive fireplace with a living flame gas fire adds further charm.





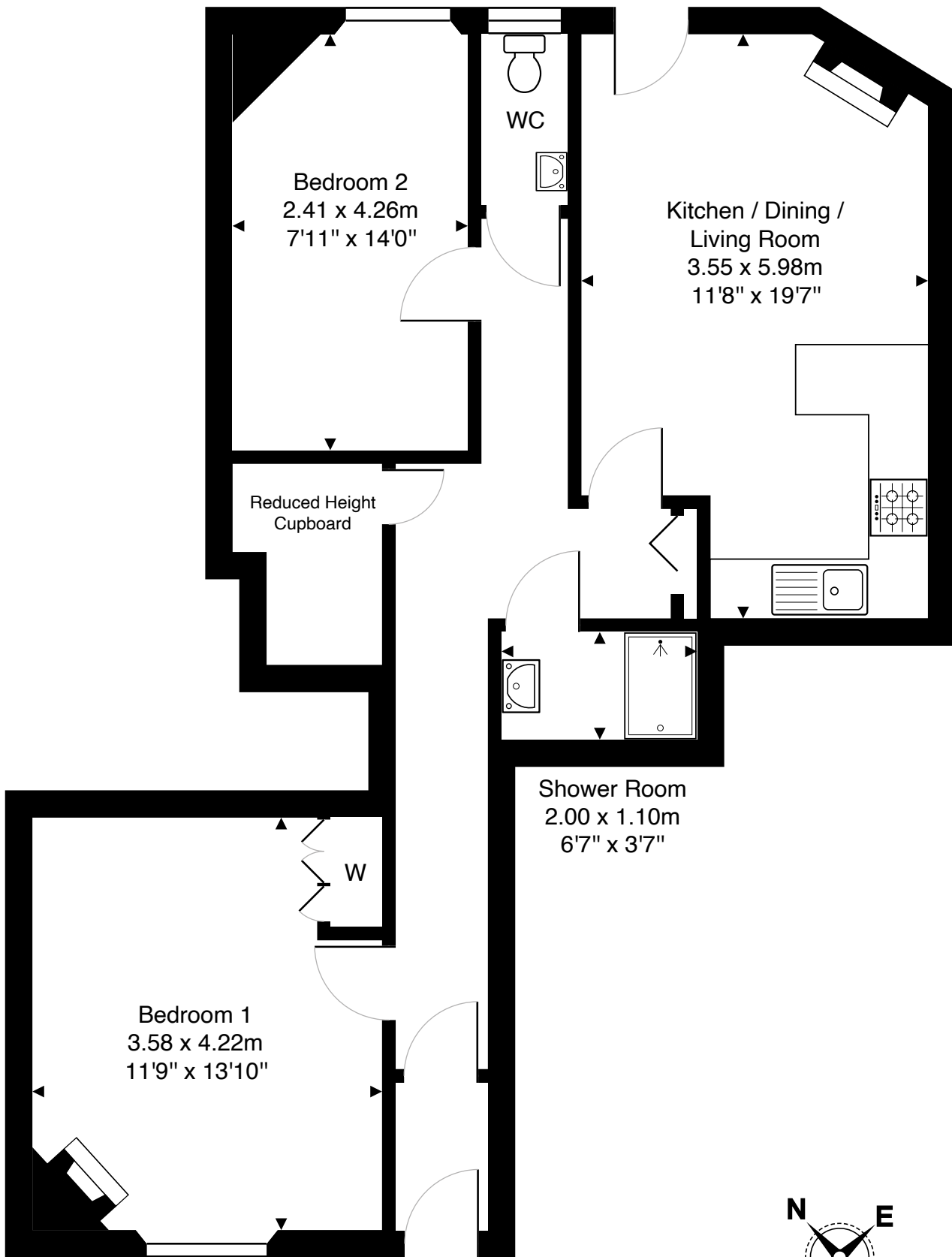


The second bedroom is equally well presented with neutral white décor, a contrasting blue feature wall, and wooden laminate flooring.



Completing the accommodation is a stylishly upgraded shower room finished in modern white and grey tones with a sleek glass shower screen and integrated radiator. A separate additional WC provides further convenience and is finished with wooden laminate flooring, a compact wash hand basin, and a large window allowing for natural ventilation and light.





Ground Floor

Gross internal floor area (m²): 59m²

EPC Rating: E



Externally, the property benefits from a communal rear garden laid mainly to grass with mature planting, offering excellent potential for further landscaping or renovation to create an attractive outdoor retreat.





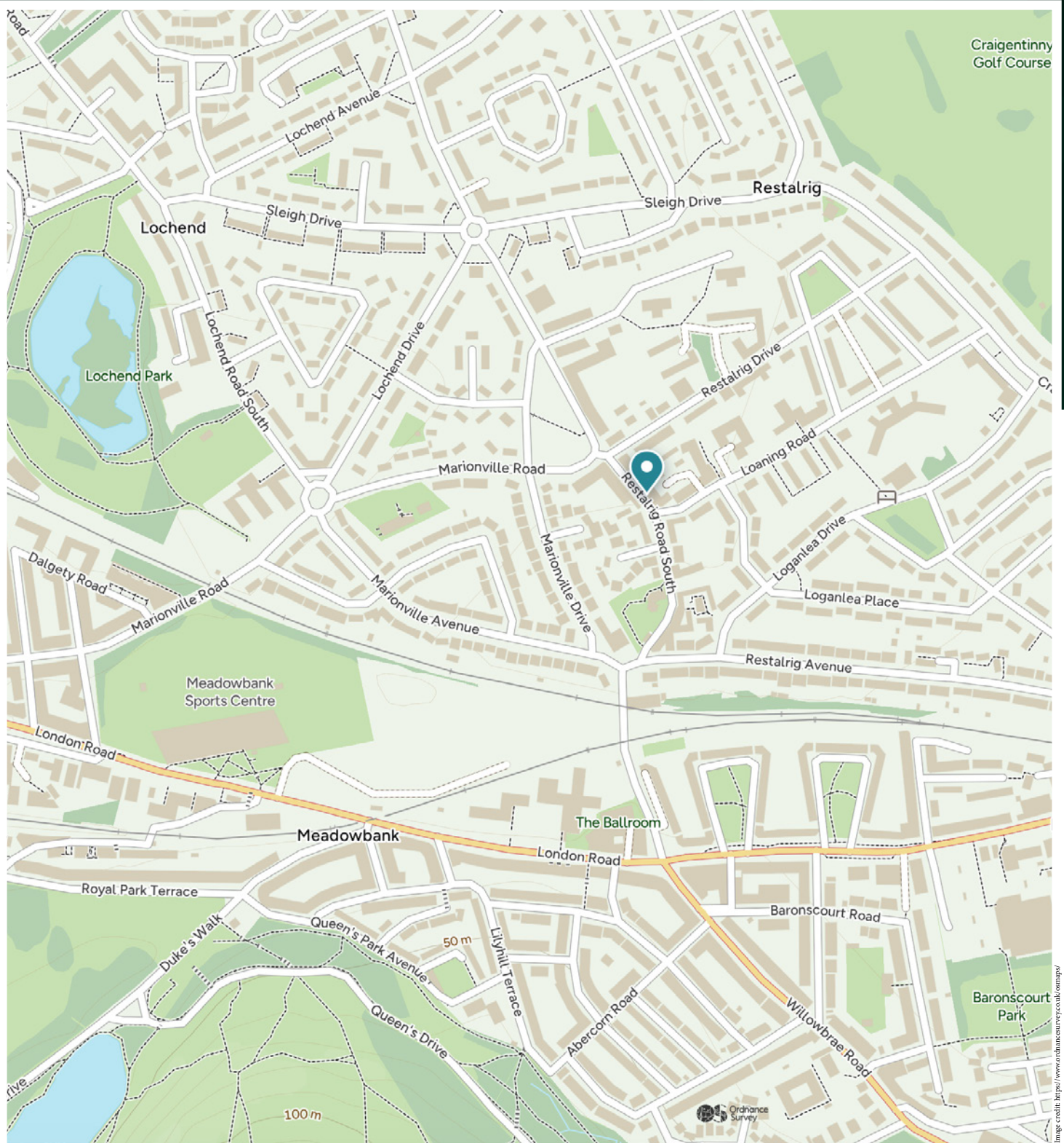
LOCHEND PARK

Restalrig is a well-established residential area lying just east of Edinburgh city centre, offering a blend of traditional and modern housing within easy reach of the capital's vibrant amenities. The area is popular with a wide range of buyers due to its excellent transport links, making commuting into the city centre and surrounding areas straightforward.

Residents benefit from a variety of local shops and services, with everyday conveniences available nearby, as well as larger supermarkets and retail options within a short drive or bus journey. Lochend Park and nearby green spaces provide attractive outdoor areas for walking, relaxation, and leisure activities.

The flat is conveniently located between two primary schools (Craigentinny and St Ninians). It is also conveniently positioned for access to major road links, making it an ideal location for both professionals and families seeking accessible city living with a more residential feel.

The Location



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THE SUNDAY TIMES
THE TIMES



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