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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 really very conveniently located, being some two miles to the East of the city centre, just to the north of London Road.

There 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 Craightinny.

THE LOCATION

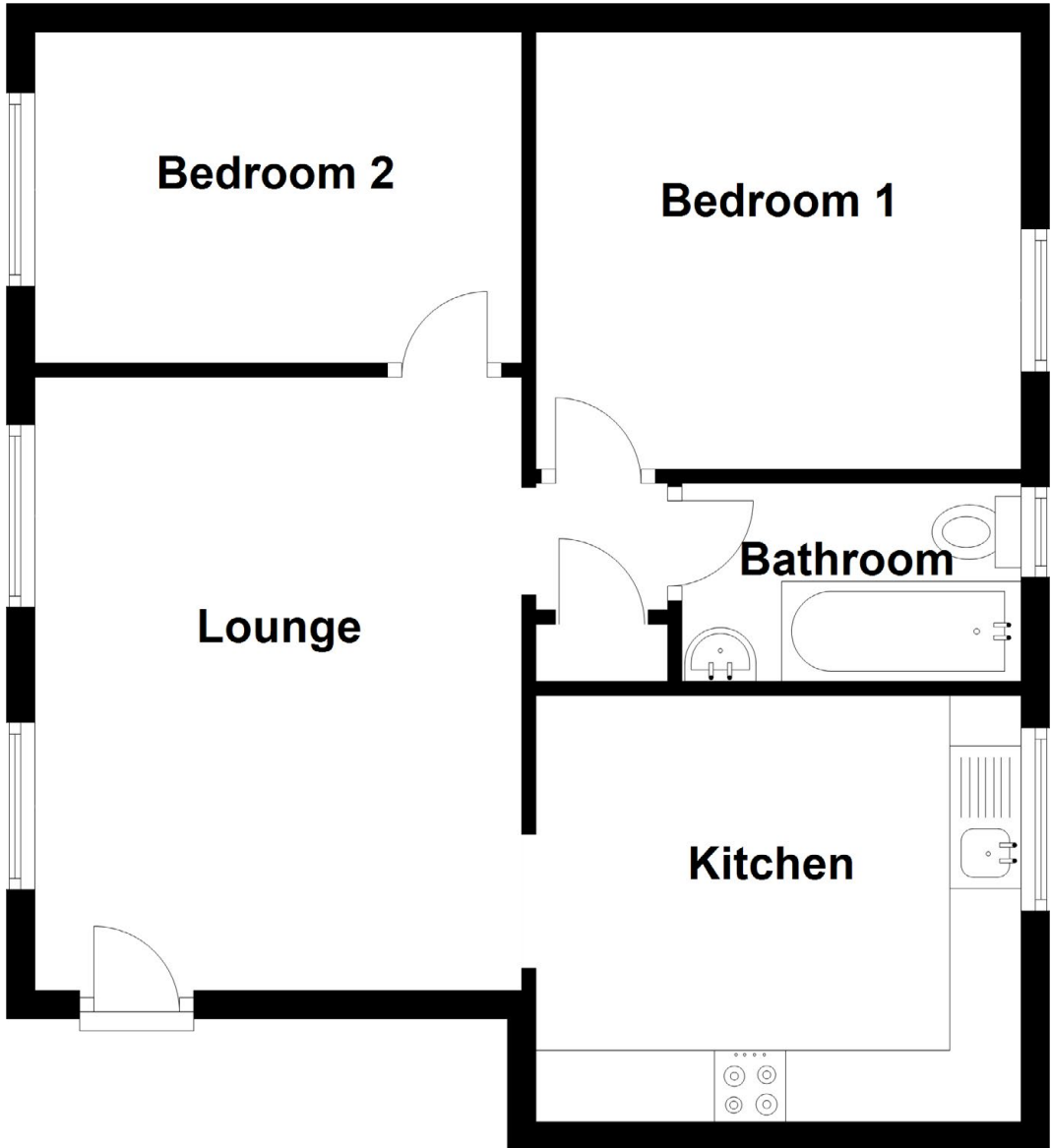
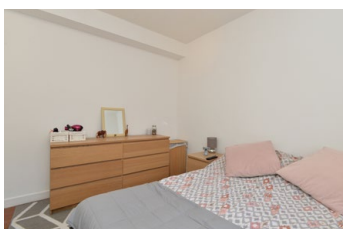
McEwan Fraser Legal is delighted to present this lovely two bedroom, ground floor, flat to the market. The property is presented to the market in very good condition and enjoys excellent proportions throughout, a private garden, driveway, gas central heating and double glazing. This is an ideal starter home and viewing is highly recommended.

Internal accommodation is focused on a bright and neutrally decorated living room. The floor space on offer gives plenty of flexibility for different furniture configurations. This will give the new owner plenty of scope to create their ideal entertaining space. A doorway from the living room into a kitchen breakfast room. The kitchen is comprised of a range of base and wall-mounted units topped with wooden worksurfaces. This gives plenty of prep and storage space for the aspiring chef. The kitchen is arranged around a free-standing Rangemaster cooker and space is provided for further free-standing appliances. There are two well-proportioned double bedrooms. Bedroom one overlooks the communal rear drying green and is neutrally decorated with exposed wooden floorboards. There is plenty of space for a full suite of bedroom furniture. Bedroom two faces the front of the property and is also neutrally finished and this time includes laminate flooring. The accommodation is completed by a tiled bathroom with three-piece white suite and shower over bath.

Externally, the property has a well landscaped front garden with decking and lawn, driveway and communal rear drying green.



15/1 RESTALRIG CIRCUS



DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.42m (11'2")
Kitchen	3.40m (11'2") x 2.99m (9'10")
Bedroom 1	3.40m (11'2") x 3.06m (10'1")
Bedroom 2	3.42m (11'2") x 2.32m (7'7")
Bathroom	2.38m (7'10") x 1.39m (4'7")

Gross internal floor area (m²): 51m²
EPC Rating: D

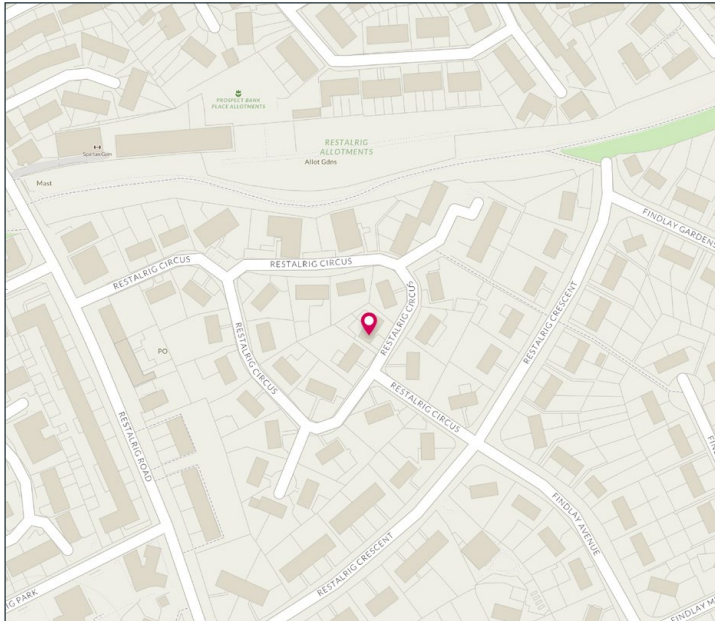


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Part
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