

2 Restalrig Gardens

LOCHEND, EDINBURGH, EH7 6HZ



*Bright and spacious home in Restalrig,
complete with a private garden*



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McEwan Fraser Legal is delighted to present this charming two-bedroom home, set within the popular Restalrig area of Edinburgh. Upon entering, you are greeted by a lovely, bright hallway, which sets the tone for the rest of the property.

THE LIVING ROOM

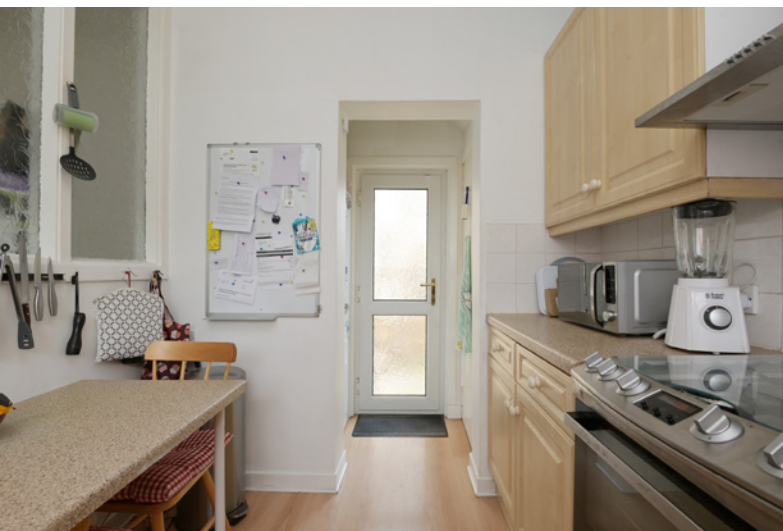


The spacious living room is a fantastic space for relaxing or entertaining. It boasts a feature fireplace and generous proportions, creating a warm and welcoming atmosphere.

THE KITCHEN



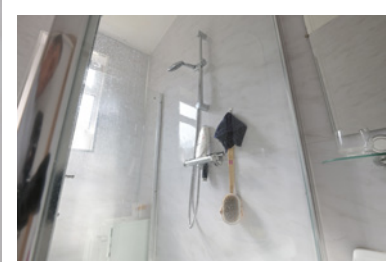
The kitchen is equally impressive - modern, bright and fitted with ample storage. A door leads directly out to the private rear garden, ideal for summer dining and enjoying the outdoors.





The property further benefits from two excellent double bedrooms. The principal bedroom is a particularly large space with elegant cornicing, an original fireplace and two windows which flood the room with natural light. The second bedroom is also well-sized and bright, making it a versatile room suitable as a bedroom, guest room, or home office. A bright bathroom, complete with a window for natural ventilation, completes the accommodation.

THE SHOWER ROOM



BEDROOM 1



a particularly large space with elegant cornicing,
an original fireplace and two windows



BEDROOM 2



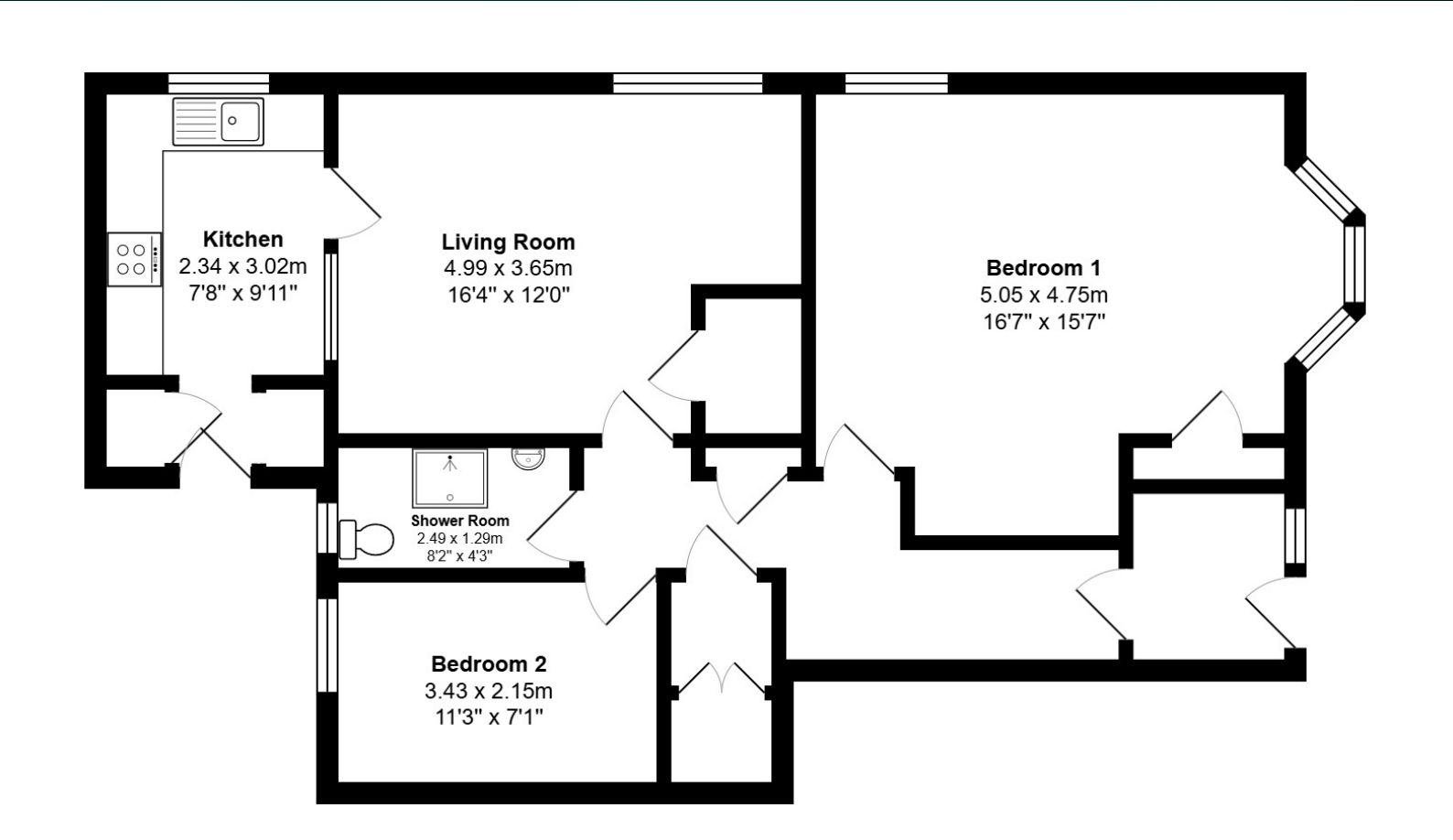
Externally, the home enjoys a fully fenced and private rear garden, directly accessed from the kitchen, offering a perfect spot to unwind.

This is a wonderful opportunity for first-time buyers, young professionals, or investors alike to acquire a stylish and well-proportioned home in a sought-after location.

EXTERNALS

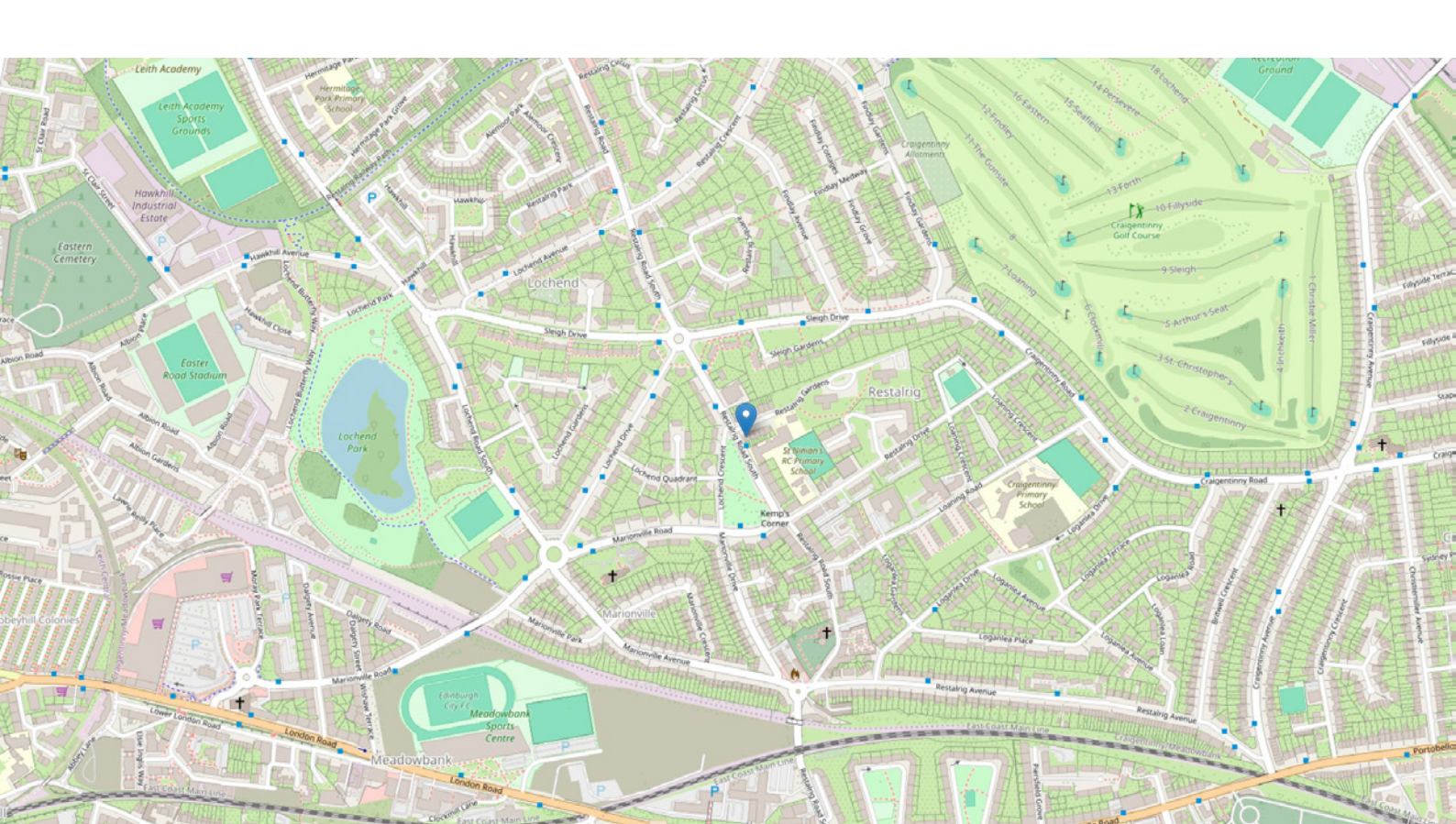


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 79m² | EPC Rating: D



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 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, there are two primary schools close by, St Ninian's and Craigentinny. A number of small shops attend 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 is also a 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 Craigentinny.



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