

Brooklyn Cottage 77 Restalrig Road South

EDINBURGH, EH7 6JD



McEwan Fraser is delighted to present this striking period house which is offered to the market chain free



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McEwan Fraser is delighted to present this striking and characterful period house, which is offered to the market chain free and represents a fantastic opportunity to purchase a part of Edinburgh's history. Beloved and lived in by the same family for over 40 years, Brooklyn Cottage was built around 1810 on fertile farmland. The property offers views of the back of Arthur's Seat and is situated in Restalrig Village, a Conservation Area with several other historically significant buildings. Offering generous living space and up to four bedrooms, the property is neutrally decorated and offers an exciting blank canvas for a buyer who is keen to make their mark on their new home. Brooklyn Cottage recently had a brand new full central heating system installed. It boasts adjoining outbuildings and attic space offering significant storage room or great potential for a new buyer to expand into. The sale of the property includes a private garden up to the fence/walled boundaries visible. The garden contains artefacts from the period when the cottage was used in farming and was formerly an Orchard.

THE LIVING ROOM



Entering the property, there are three bedrooms and a living room directly off the central hallway. All rooms are neutrally finished and offer huge flexibility to an incoming purchaser. The living is naturally bright and boasts plenty of floor space that would give a new owner plenty of flexibility to create their ideal entertaining space.

BEDROOM 2



BEDROOM 3



BEDROOM 4

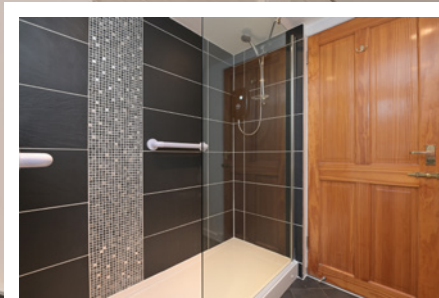




Moving downstairs, there is a further large room with an en-suite bathroom, a dining kitchen with plenty of prep and storage space, and a contemporary shower room.

Further benefits include gas central heating, double glazing, and a large attic space offering superb storage space.

THE SHOWER ROOM



THE EN-SUITE ROOM



THE KITCHEN



THE ATTIC

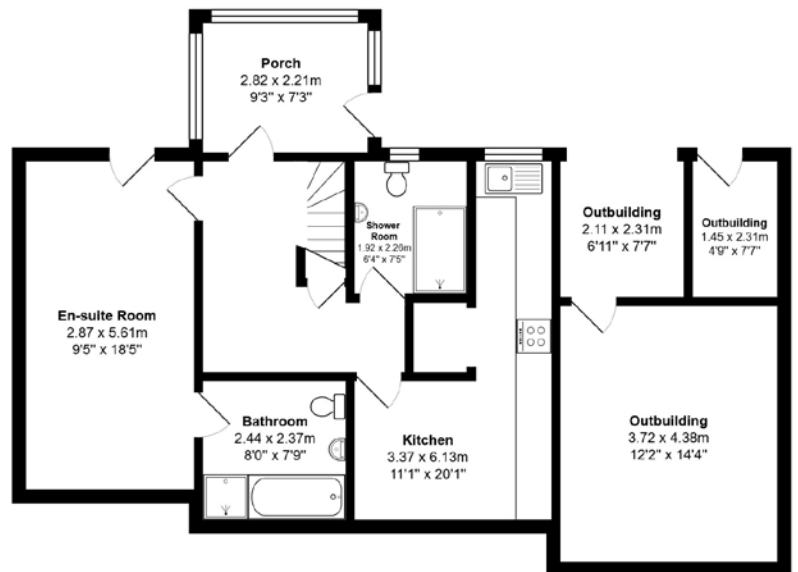
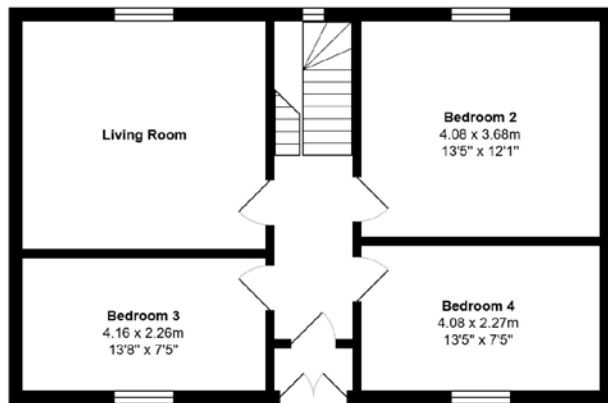
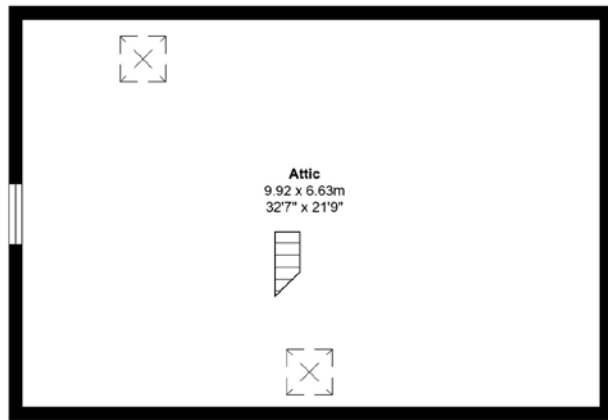


Externally, the property has an enclosed rear garden which is beautifully presented.

EXTERNALS

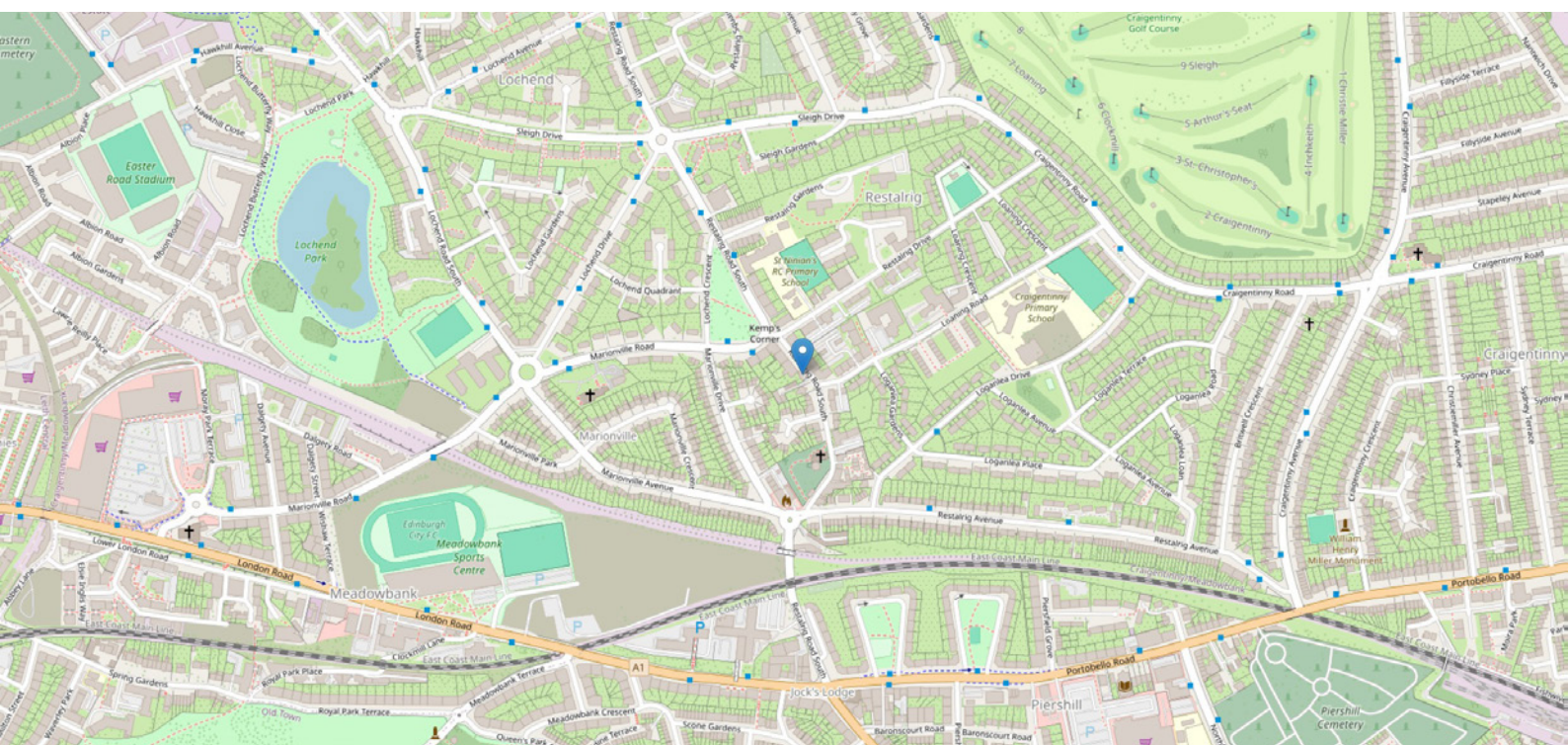


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 121m² | EPC Rating: D



THE LOCATION

Restalrig is a popular residential area of Edinburgh, which lies to the east of the City Centre. The property is well-positioned to take advantage of a good range of local shops. Meadowbank Retail Park, The Shore and Ocean Terminal, which has a multiplex cinema and a great variety of shops, all within easy reach.





Leisure facilities on offer include Leith Links and Holyrood Park, Meadowbank Sports Centre and golfing on the Craigminty Course. Schooling is well represented from nursery to senior level. An efficient public transport network operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also readily accessible.



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