

23/4 Restalrig Crescent

RESTALRIG, EDINBURGH, EH7 6HH



*SPACIOUS TWO-BEDROOM FLAT IN
POPULAR RESTALRIG*



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McEwan Fraser Legal is delighted to present this well-presented two-bedroom flat within a popular residential development on Restalrig Crescent, situated just east of Edinburgh's city centre. Internally, the property is presented in excellent condition with a stylish, neutral décor throughout.

The property has a spacious and bright reception room featuring large windows that flood the space with natural light. Modern internal doors complement the clean lines and contemporary aesthetic.





The kitchen has a fresh, crisp feel with clean white tiling and attractive wooden flooring. It includes an integrated cooker and oven, ample workspace, and enough room to accommodate a dining table.







The large double bedroom features a bright window, tranquil feature wall, and beautiful wooden flooring. Built-in wardrobes provide excellent storage while maintaining the sleek design. There is a further spacious double room, ideal as a guest room, home office, or additional family bedroom.





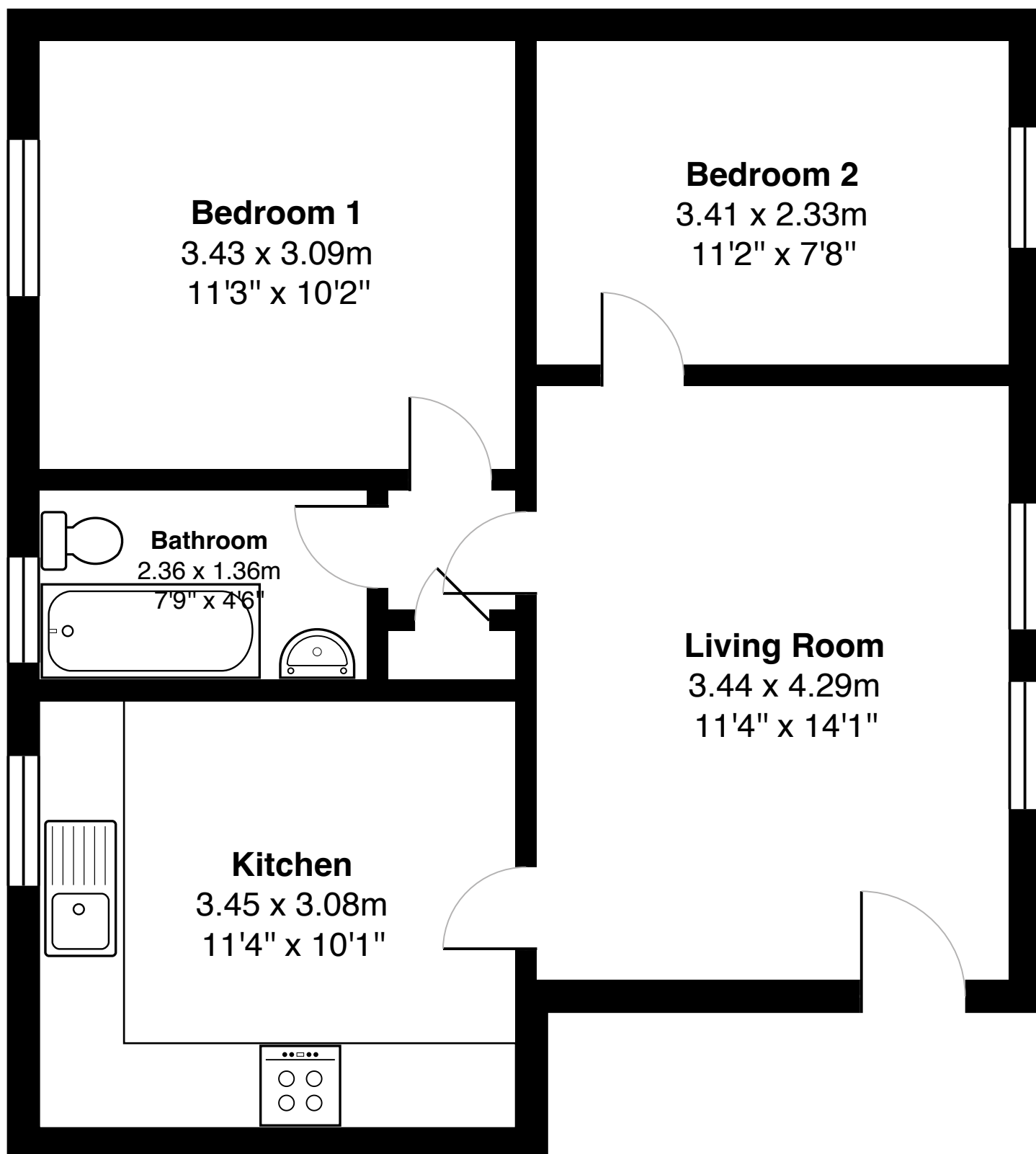
Bedroom 2





Bright and functional, the bathroom benefits from a window providing natural ventilation. It includes an integrated bath and shower with a clean, modern finish.





Gross internal floor area (m²): 51m²

EPC Rating: C

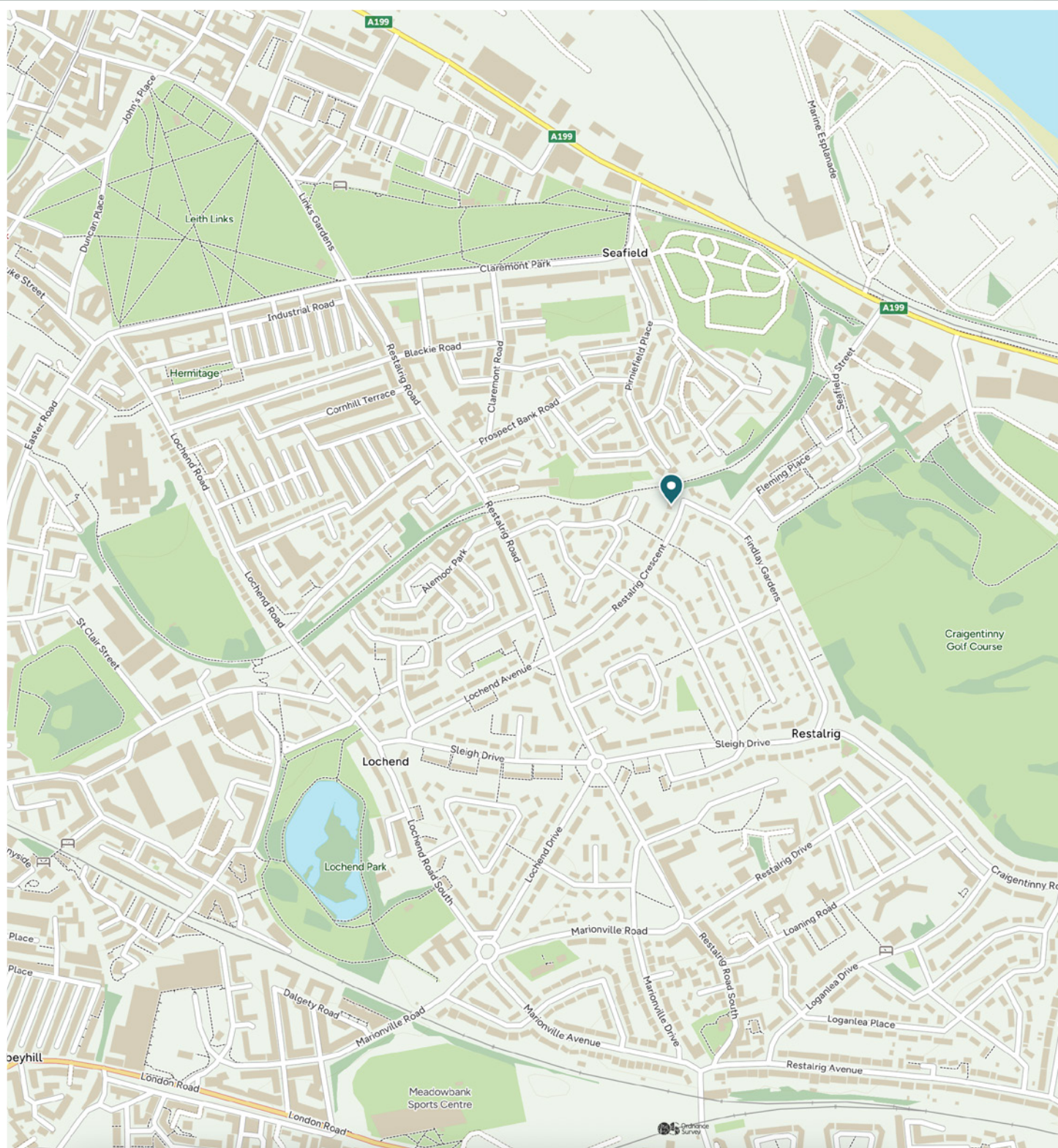


Externally, the property has sections of private garden and residents also benefit from access to generously sized communal gardens, offering a welcome outdoor retreat in the heart of the city.



Restalrig is a popular and well-established residential area, just a short distance from Edinburgh's city centre. It offers a fantastic blend of local amenities, including shops, cafes, and parks, with excellent public transport links via regular bus services. The area is ideal for commuters, students, and families alike, with nearby access to Leith Links, Holyrood Park, and the Meadowbank retail park. With its mix of green space, convenience, and community feel, Restalrig is a consistently sought-after neighbourhood.





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THE SUNDAY TIMES
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