

Flat 4, 26 Restalrig Circus

EDINBURGH, EH7 6HJ



*SPACIOUS TWO BEDROOM FLAT IN
EDINBURGH'S SOUGHT AFTER RESTALRIG*



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Welcome to this charming two-bedroom flat located in the sought-after neighbourhood of Restalrig. Step into a bright and inviting living room, where the entrance welcomes you to a comfortable space to relax and entertain. The modern kitchen, conveniently accessed off the living room, offers a stylish and functional area for culinary endeavours.

This well-designed flat features two generously sized double bedrooms, providing ample space for rest and relaxation. With their neutral decor and ample natural light, these bedrooms offer a tranquil retreat from the hustle and bustle of everyday life.

The flat also boasts a fresh three-piece bathroom suite, offering a contemporary and pristine space to unwind and refresh. Whether you prefer a quick shower or a leisurely soak in the tub, this bathroom has everything you need for your daily routines.

Don't miss out on the opportunity to own this wonderful two-bedroom flat in Restalrig. With its modern kitchen, gas heating, and inviting living space, it offers a comfortable and stylish home for individuals and couples alike. Contact our experienced agents today to arrange a viewing and make this delightful property your own.



The Kitchen





Bedroom 1

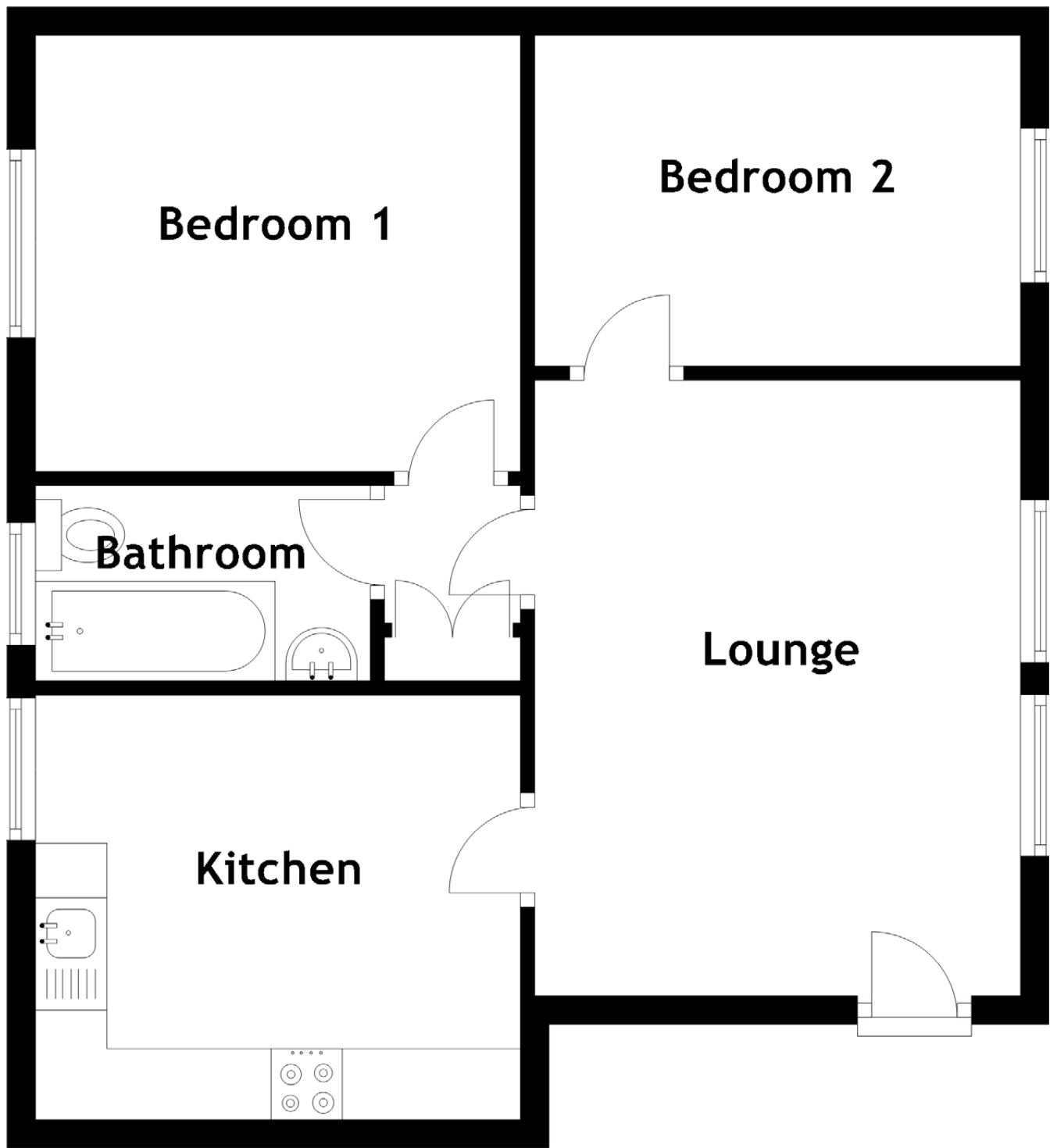




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.32m (14'2") x 3.41m (11'2")
Kitchen	3.40m (11'2") x 2.98m (9'9")
Bedroom 1	3.40m (11'2") x 3.06m (10')
Bedroom 2	3.41m (11'2") x 2.32m (7'7")
Bathroom	2.35m (7'8") x 1.37m (4'6")

Gross internal floor area (m²): 51m²

EPC Rating: D

Extras (Included in the sale): Some items of furniture are available by separate negotiation.





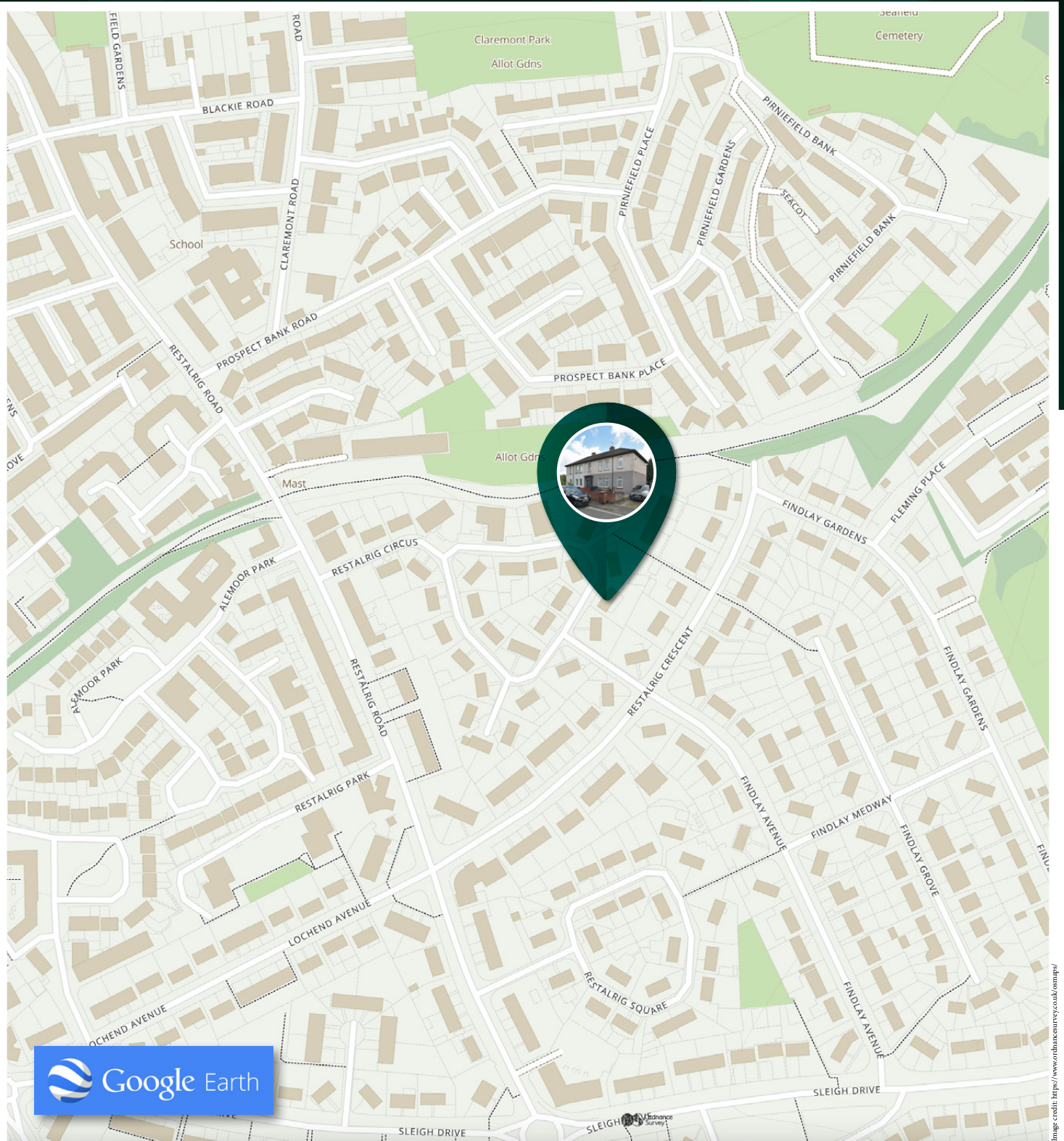
LOCHEND PARK

Situated in the vibrant Restalrig neighbourhood, this flat offers the perfect balance between urban convenience and a peaceful ambience. With a range of amenities, including shops, restaurants, and parks, right at your doorstep, you'll have everything you need within easy reach. Known for its charming atmosphere and excellent location, Restalrig offers a wonderful opportunity for those seeking a property that combines urban convenience with a sense of community. This delightful neighbourhood is ideally situated, providing easy access to Edinburgh's city center.

Transportation links are excellent, with frequent bus services and the nearby Edinburgh Waverley train station providing seamless connections to the city center and beyond. Restalrig benefits from a thriving local community and a range of amenities. Residents can enjoy leisurely walks in the picturesque Lochend Park, indulge in the various dining options, or explore the eclectic mix of shops and boutiques in the neighbourhood.

Additionally, there are several reputable schools and educational institutions in the vicinity, making it an ideal location for families.

The Location



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