



74/8 Restalrig Road South

Restalrig, Edinburgh, EH7 6LE

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Situated in popular Restalrig, this two-bedroom second-floor flat forms part of a sought-after development that has a desirable location in the capital. It is set within easy reach of superb amenities and schools, as well as regular transport links for a swift connection into the city centre. Furthermore, the property is brought to market in excellent decorative order, enjoying a blank canvas of décor throughout. It also has generous built-in storage and residents' parking, and is being sold part furnished - perfect for new buyers.

A secure telephone-entry system grants access to the flat, which is reached via a shared stairwell. Inside, you are greeted by an L-shaped hall that offers two built-in cupboards and a warm welcome. Neutral décor and a wood-toned floor flow from here into the living/dining room, providing an attractive look for buyers. This room has spacious proportions for lounge and dining furniture, and it is fronted by twin windows for a light-filled ambience. Next door is a well-appointed kitchen, fitted with base and wall-mounted cabinets, alongside timber-style worktops. It comes with an integrated oven, electric hob, and extractor hood, as well as a freestanding fridge/freezer, and a washing machine. Mirroring the aesthetic of the living area, the two bedrooms are enhanced by the neutral palette and easy-to-maintain flooring. The principal bedroom is a good-size double that is supplemented by a built-in mirrored wardrobe offering ample clothes storage. The second bedroom, on the other hand, benefits from a south-facing aspect and the versatility to be used creatively to suit the owners' requirements. For example, it could alternatively be used as an office or a nursery, if preferred.



Features

- Second-floor flat with neutral interiors
- Part of a sought-after development
- Desirable location in popular Restalrig
- Near amenities, schools and transport links
- Secure telephone-entry system
- Bright and spacious living/dining room
- Well-appointed kitchen
- Two bedrooms (one with built-in wardrobe)
- 3pc bathroom with over-bath shower
- Private residents' parking
- Electric heating and double glazing
- EPC Rating - D





“Bright and spacious living/
dining room and a
well-appointed kitchen”







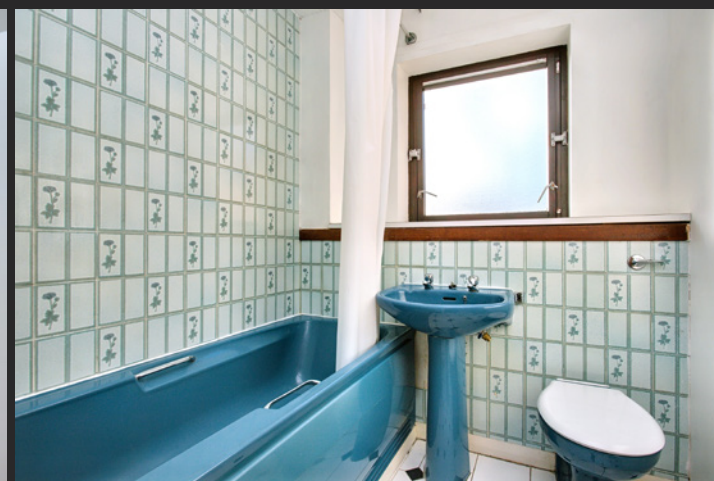
The accommodation is finished by a bright three-piece bathroom with an over-bath shower. Electric heating and double glazing ensure year-round comfort.

Outside, the development provides private residents' parking. It is also conveniently located within easy reach of public parks, including Lochend Park and Holyrood Park, home of the iconic Arthur's Seat.

Extras: the property is being sold part furnished, including all fitted floor and window coverings, light fittings, integrated kitchen appliances and white goods, and additional furnishings as shown in the photographs.

Restalrig

Enjoying an ultra-convenient location just two miles east of the city centre, picturesque Restalrig dates back to the 1100s when noble families dominated the district. Today, the historic area retains many of its ancient buildings and has become a popular residential setting with an excellent range of local shops and services. Further amenities can be found just a stone's throw away, with a large supermarket on Portobello Road and a range of retailers at Meadowbank Retail Park. Fort Kinnaird and Ocean Terminal are also easy to access from Restalrig and offer high-street shops and restaurants, as well as multiplex cinemas. Meanwhile, for fashionable eateries and bustling bars, the vibrant districts of Leith and The Shore are within easy reach. Restalrig residents don't have to go far to take in a little fresh air with Lochend Park offering a country-style park, complete with a children's play area and café. Slightly further afield, Portobello boasts its famous seafront promenade, Holyrood Park provides a spectacular array of hills, glens, and lochs, and Arthur's Seat enjoys panoramic city views. Golf enthusiasts will find Craigtinny Golf Course within the district and those who prefer indoor exercise can access state-of-the-art facilities at Meadowbank Sports Centre. Well-regarded schools fall within Restalrig's catchment area, with the capital's fine independent schools also easily accessible. Restalrig is well-connected with regular public transport and excellent road links in and out of the city, via the A1 and A199.

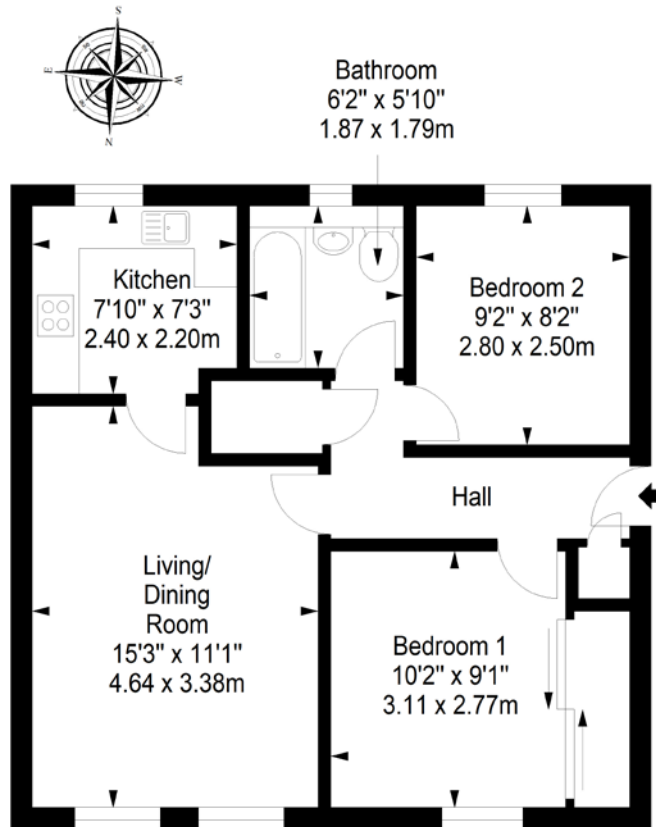




Floorplan

Second Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



Total area: approx. 49.3 sq. metres (530.7 sq. feet)

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