



Flat 8, 81 Restalrig Road South

Edinburgh, EH7 6JD

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Upon entering the building via a secure entry phone system, a communal stair leads to the second floor and front door. With crisp white walls, tall ceilings, and white-washed flooring, the entrance hall is a light and welcoming space and gives access to the all of the rooms. Bathed in natural light from its sunny southwest aspect, the inviting living and dining room offers a perfect setting for relaxing and socialising against the backdrop of panoramic views of Arthur's Seat and the city skyline. The interiors exude a stylish bohemian-inspired charm, with eclectic furnishings and tasteful décor, while being neatly zoned into a living area with a separate dining space to the rear. The internal kitchen, next door, comes with modern wall and base units in white gloss, framed by grey worktops and splashbacks. The kitchen offers an integrated 4-ring gas hob, electric oven with cooker hood and extractor fan, and undercounter washing machine.



Features

- Traditional second floor sandstone tenement flat
- Lovely views over Artur's Seat and the city skyline
- Stylish and modern bohemian-inspired interiors
- Open plan living and dining room with views
- Modern, fully fitted white kitchen
- Generous double bedroom, with build-in wardrobes
- Three piece bathroom with a shower over bath
- Well kept, sunny communal garden
- Double glazing and gas central heating
- On-street parking and excellent transport links
- EPC Rating - C





“With lovely views of Arthur’s Seat, this one-bedroom, traditional sandstone tenement flat offers a captivating blend of character and contemporary flair, making it ideal for those taking their first step onto the property ladder.”







The generous double bedroom continues to impress with its lovely views and built-in mirrored wardrobes, providing ample storage space while maintaining an airy feel. A pristine white three-piece bathroom completes the accommodation, featuring a shower over the bath, a sleek vanity unit, and a heated towel rail.

Outside, the well-kept communal garden offers a tranquil retreat with its southwest facing aspect, providing a perfect spot for enjoying the outdoors. Additional benefits include free on-street parking, double glazing, and gas central heating, ensuring comfort and convenience throughout the year.

Extras: Included in the sale are all the fitted floorcoverings, light fittings, window blinds, and all white goods.

Restalrig, Edinburgh

Situated in the desirable east of the city, Restalrig offers an enviable location close to a wealth of amenities and attractions. The area boasts easy access to Arthur's Seat and the Old Town, vibrant Leith, and Portobello's sandy beaches, providing ample opportunities for outdoor activities. The immediate area comes with two small convenience stores and a lovely park, all within a stone's throw from the property. A range of local shops and cafés in the area caters for your everyday needs. The bustling Leith Walk and Meadowbank Retail Park offer a diverse range of shopping and dining options.

For sports and fitness enthusiasts, Meadowbank Sports Centre and Craigtinny Golf Course are nearby. Lochend Park offers a wonderful outdoor space with a loch, wetland birds, and walkways. The property's location benefits from excellent public and road links, including the new tram line at Leith Walk with direct connections to the city centre and Edinburgh Airport.

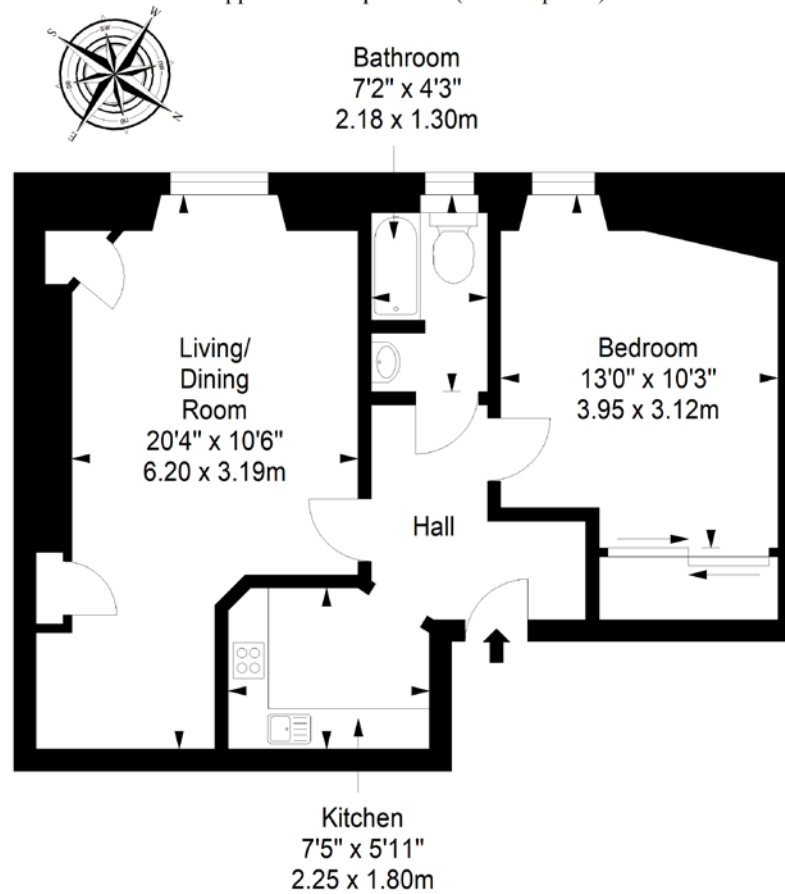




Floorplan

Second Floor

Approx. 42.3 sq. metres (455.3 sq. feet)



Total area: approx. 42.3 sq. metres (455.3 sq. feet)

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