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Flat 6, 84 Restalrig Road South

EDINBURGH, EH7 6JB

FLAT 6 84 RESTALRIG ROAD SOUTH EDINBURGH / EH7 6JB

Like so many other parts of the city, this spot was, at one time, an independent village. However, as the city grew, the village was absorbed and it is now surrounded by other residential districts such as Lochend, Meadowbank and Craighentiny. It is exclusively residential in nature and really very conveniently located, being some two miles to the East of the city centre, just to the north of London Road.

Within the village itself are a number of small shops attending to most daily requirements along with a rather large branch of Scotmid. There are good alternatives at Jock's Lodge and only a little further on is a very large branch of Morrisons. At Jock's Lodge there are also Post Office and banking services.

Should all of these prove insufficient, it really is a simple matter to travel virtually directly into Leith or Portobello to take advantage of all the facilities provided by these locations. For that matter, it is just as simple to travel straight into the city centre. Local amenities include Meadowbank Sports Stadium which provides excellent indoor and outdoor facilities, Holyrood Park and Arthur's

Seat which provide country like walks virtually on the doorstep; on the far side of Holyrood Park lies the Commonwealth Pool, whilst in the opposite direction lie the golf courses of Portobello and Craighentiny.

An excellent opportunity has arisen to acquire this one bedroom, second floor flat, well situated within the Restalrig area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good order. The property briefly comprises of entrance hallway with a storage cupboard, a bright lounge with a large window to the front, a fully fitted compact kitchen, a spacious double bedroom, a three-piece bathroom and a spacious box room/large cupboard.

This property also benefits from electric panel heating, double glazing throughout, secure door entry system, more than adequate parking and a communal rear garden.

This would serve as a perfect base for any professional who requires to be in the heart of the city.



EXTERNAL
VIEWS



ENTRANCE HALL
KITCHEN

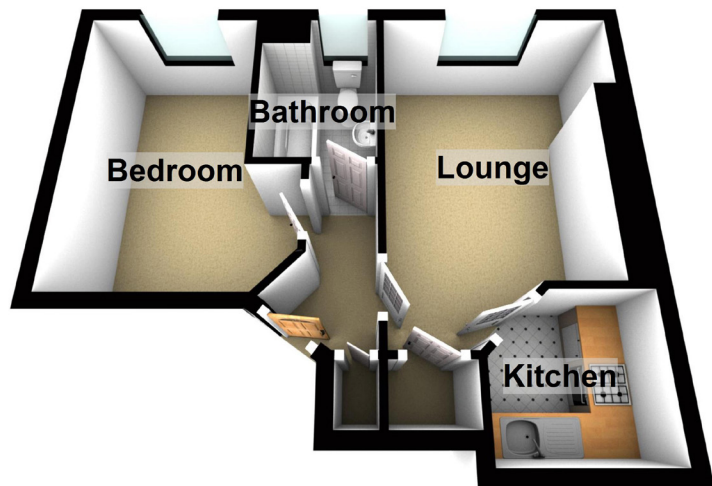


BEDROOMS
BATHROOM

“...COMPRISES OF ENTRANCE HALLWAY WITH A STORAGE CUPBOARD. A BRIGHT LOUNGE WITH A LARGE WINDOW TO THE FRONT. A FULLY FITTED COMPACT KITCHEN...”

SPECIFICATIONS

FLOOR PLAN /
PROPERTY LOCATION /



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	3.80m (12'6") x 3.11m (10'2")
Kitchen	1.97m (6'6") x 1.90m (6'3")
Bedroom	4.22m (13'10") x 2.90m (9'6")
Bathroom	2.18m (7'2") x 1.56m (5'1")

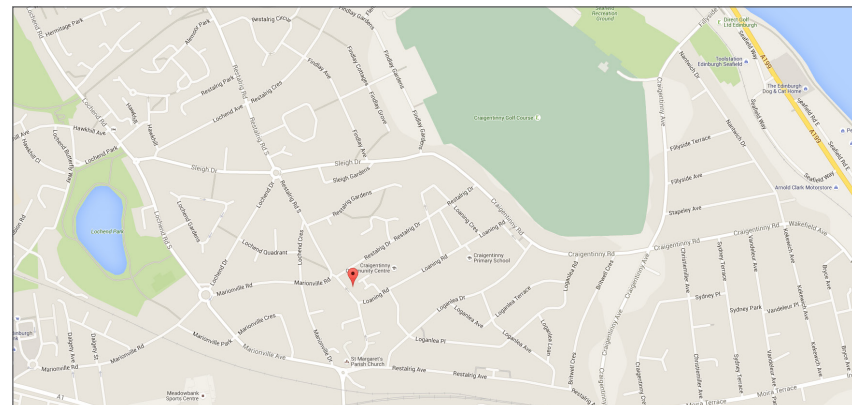
EPC - D

EXTRAS

(Included in the sale)

All fixtures and fittings.

GROSS INTERNAL FLOOR AREA (m²) - 36 m²





Solicitors & Estate Agents

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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
SCOTT CAMERON
Surveyor



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