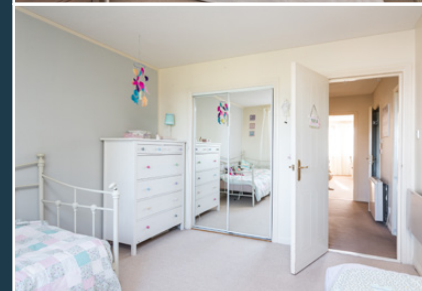
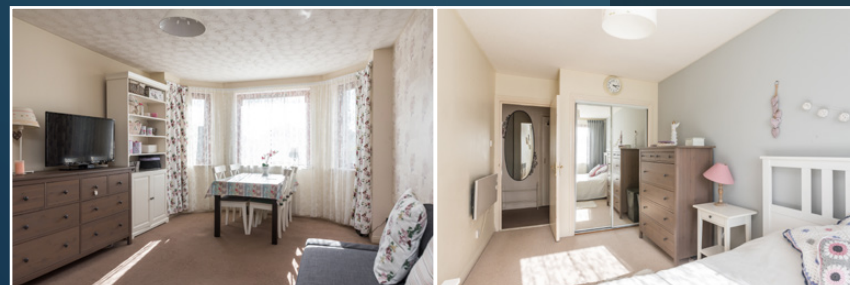





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180/12 Restalrig Road South

EDINBURGH, EH7 6EA



180/12 RESTALRIG ROAD SOUTH EDINBURGH, EH7 6EA

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 Craigmillar. 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 Craigmillar.

SPACIOUS TWO BEDROOM FLAT, IN EDINBURGH'S POPULAR RESTALRIG AREA

The property offered for sale comprises tastefully presented flat forming part of this desirable modern development. Internally the property is in excellent decorative order throughout and briefly consists of an entrance hall, lounge, a partially fitted Kitchen, two double Bedrooms. To complete the accommodation, the main bathroom with shower over the bath. The property is set in landscaped garden grounds and benefits from private residents parking.

A full gas central heating system has been installed and this along with comprehensive double glazed window units should help ensure a warm yet cost effective living environment.

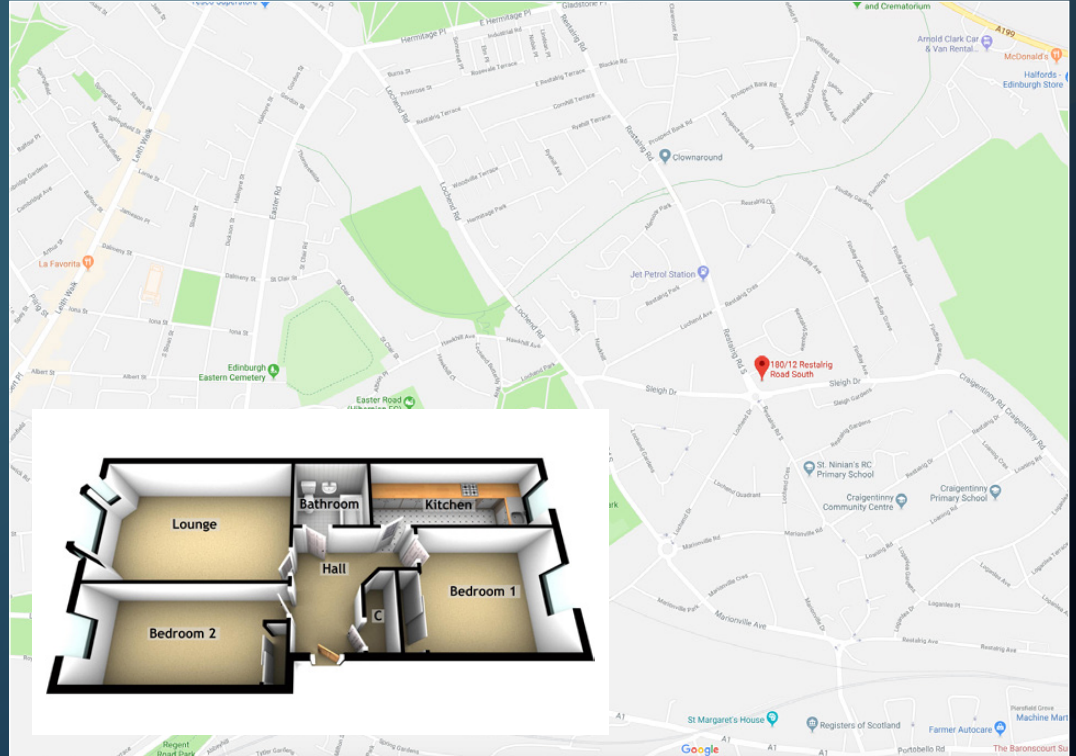
PROPERTY SPECIFICATIONS FLOOR PLAN LOCATION

Approximate Dimensions (Taken from the widest point)

Kitchen	4.80m (15'9") x 1.95m (6'5")
Lounge	5.54m (18'2") x 3.52m (11'7")
Bedroom 1	4.23m (13'10") x 3.28m (10'9")
Bedroom 2	4.75m (15'7") x 2.44m (8')
Bathroom	2.06m (6'9") x 1.95m (6'5")

Gross internal floor area (m²) : 66m²

EPC Rating : C



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