





Craigentiny Golf Course



Meadowbank Shopping Park



Meadowbank Sports Centre

THE LOCATION RESTALRIG

EDINBURGH, EH7 6LE

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 Craigentiny. 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, there 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 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 Craigentiny.



Holyrood Park



Lochend Park



72/1 RESTALRIG ROAD SOUTH

RESTALRIG, EDINBURGH, EH7 6LE



“ ... LOCATED WITHIN THE POPULAR RESTALRIG AREA OF EDINBURGH ... ”

An excellent opportunity has arisen to acquire this spacious one bedroom ground floor flat, located within the popular Restalrig area of Edinburgh while making for an ideal first-time buyer or buy-to-let opportunity. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of; an entrance hallway with a cloak cupboard which houses the electricity meter and a shelved airing cupboard which houses the water tank, a bright and spacious lounge/diner which includes an ornamental feature fireplace and provides access into the fully fitted, fully tiled kitchen with an extractor hood.

There are also two double bedrooms, one of which has an over-bed fitment and the other has two double built-in wardrobes and finally, there is a three-piece, partially splash-backed bathroom with an over-head shower and extractor fan.

This property also benefits from; secure door entry system, wall mounted electric heaters, with gas available from within the stairway if desired, full double glazing, communal grounds surrounding the property, including a drying area to the rear, communal general waste and recycling bins in the vennel in the car park and communal storage in the stairway. There is more than adequate residents parking to the rear of the property with on street parking to the front to accommodate for visitors.





FLOOR PLAN, DIMENSIONS & MAP

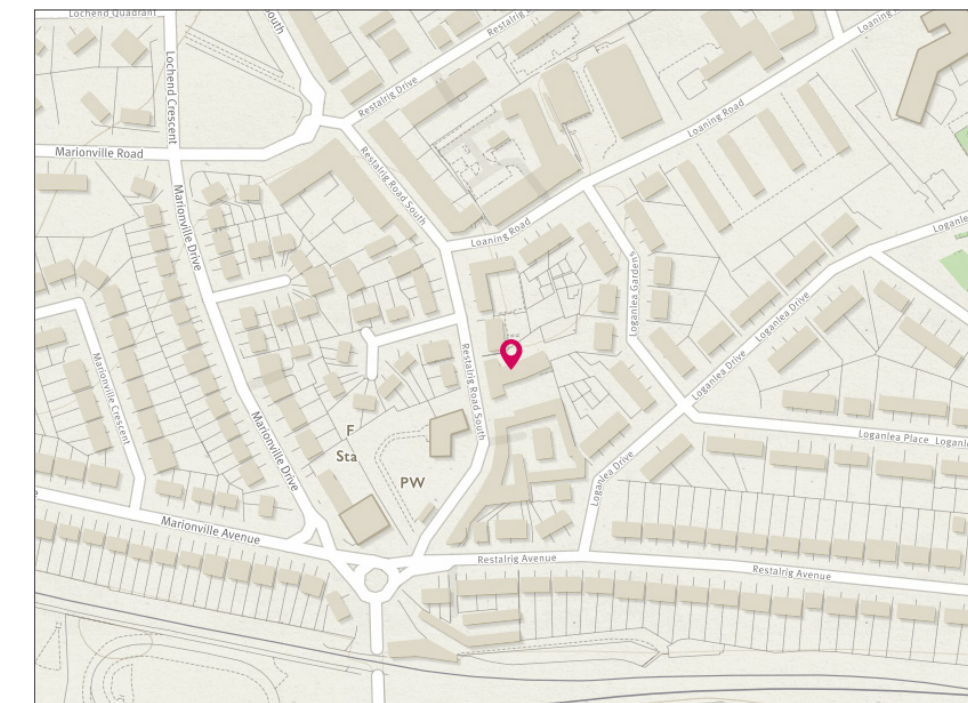


Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.41m (11'2")
Kitchen	2.38m (7'10") x 2.16m (7'1")
Bedroom 1	3.03m (9'11") x 2.76m (9'1")
Bedroom 2	2.84m (9'4") x 2.53m (8'4")
Bathroom	1.87m (6'2") x 1.77m (5'10")

Gross internal floor area (m²): 48m² | EPC Rating: D

Extras (Included in the sale): Double bed, dining table with three chairs, two-piece couch, coffee table, fridge freezer, washing machine, cooker and all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





Arthurs Seat

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Part
Exchange
Available

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Surveyor



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VIKTOR VASS
Photographer



Layout graphics and design
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