



McEwan Fraser Legal
 Solicitors & Estate Agents
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98/12 Restalrig Road South

EDINBURGH, EH7 6JB

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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 Craigmint. 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 Craigmint.

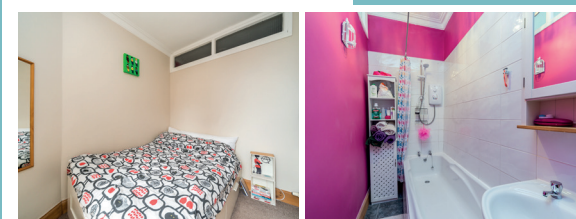
McEwan Fraser Legal are delighted to present this bright attractive top floor flat that occupies a prime position within this well kept block.

The flat is entered from a communal stairwell. The block has communal landscaped gardens, and enjoys free on street parking. The accommodation consists of an entrance hallway with access to all rooms, a most impressive living room which is flooded with light due to large windows out the rear aspect of the property, well proportioned fully fitted kitchen with wall and base units with integrated oven, hob and hood. The kitchen space is separate from the living room however the glass panels allow ample light into the space. The large double bedroom, again with large window to rear and provides ample storage space for free standing furniture. The property is completed with a part tiled bathroom with shower over bath and a separate WC.

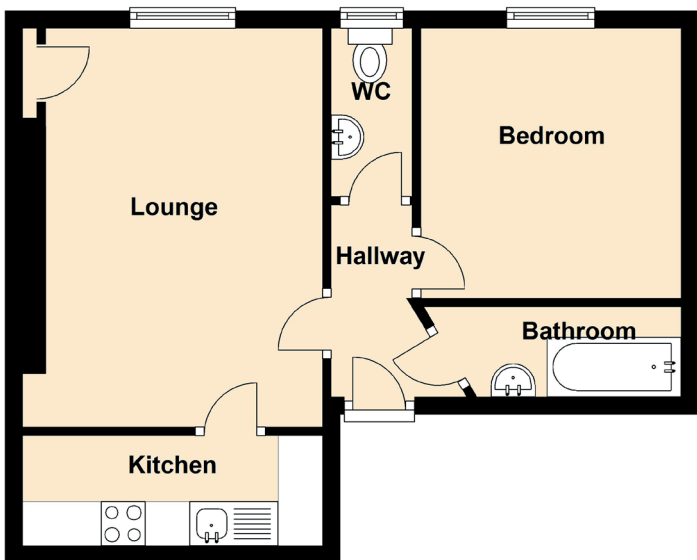
A full gas central heating system has been installed along with comprehensive UPVC double glazed window units, should help ensure a warm yet cost effective living environment.



BEDROOM & BATHROOM



PROPERTY SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Kitchen	3.40m (11'2") x 1.25m (4'1")
Lounge	4.53m (14'10") x 3.40m (11'2")
Bedroom	2.95m (9'8") x 2.90m (9'6")
Bathroom	2.87m (9'5") x 1.20m (3'11")
WC	1.86m (6'1") x 0.92m (3')

Gross internal floor area (m²) - 40m²

EPC Rating - D

EXTRAS

(Included in the sale)

Blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

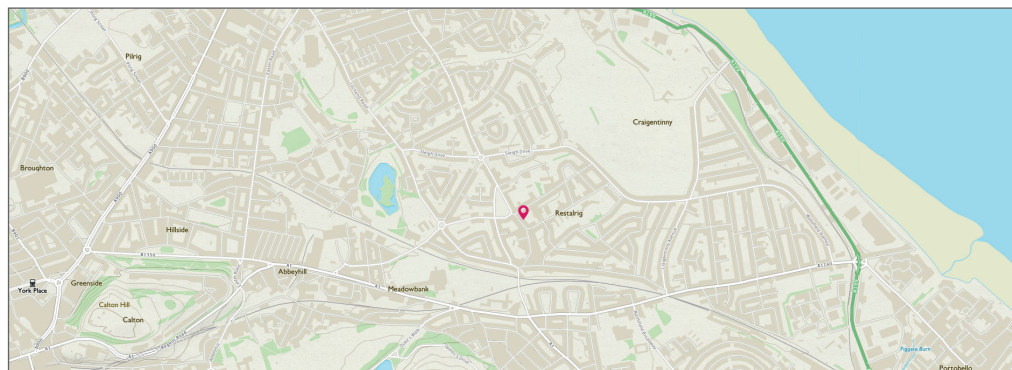


Image credit: <http://www.ordnancesurvey.co.uk/osmap/>

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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



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
EAMONN MULLANE
Designer