



158/1, Restalrig Road South, Edinburgh, EH7 6EH

Beautifully Presented and Spacious, Three-Bedroom, Traditional First-Floor Flat, with a Private Garden

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Property Description

Beautifully presented and spacious, three-bedroom, traditional first-floor flat with a large private garden. Located in the popular Restalrig area, to the east of Edinburgh city centre.

Comprises a vestibule, hallway, kitchen, three bedrooms, separate living room, and a large family bathroom.

Rarely available, the property features exceptional room sizes, extensive hardwood flooring, and a stylish fitted kitchen with appliances. In addition, there are double-glazed windows, gas heating and a spacious bathroom with a separate shower cubicle.

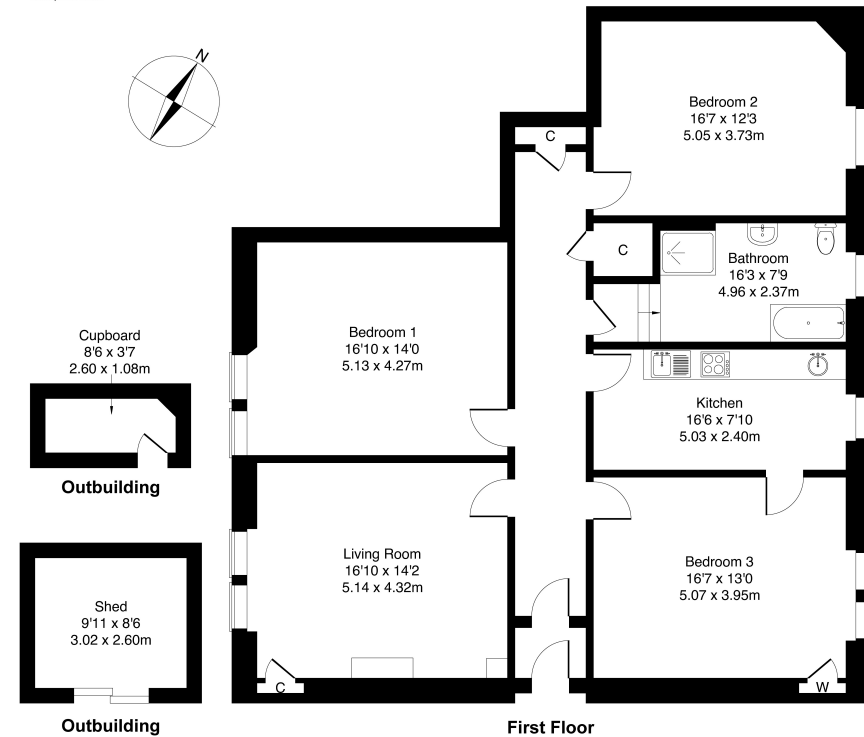
Further highlights include new and quality furniture (glass table, cabinets, etc.), radiators, secured entry system and a view to Arthur's Seat. An external store features tiled flooring, as does the large garden shed in the enclosed garden featuring established flowering shrubbery.

A welcoming vestibule entrance provides useful space for cloakwear and opens into the impressive hallway, which gives access throughout the property and features three pendant light fittings and a useful store cupboard. Enjoying a front-facing position with skyline views towards Arthur's Seat, the living room features hardwood flooring and an ornate feature fireplace. Positioned opposite, with open skyline views to the rear, is the versatile third bedroom, which also benefits from secondary access to the kitchen and could be utilised as a dining room or principal public room.

The bright, new modern kitchen provides space for a breakfast table, while contemporary fitted units and worktops are complemented by a range cooker, washing machine and recently purchased quality fridge/freezer. Two further spacious double bedrooms are positioned to opposite aspects, with bedroom one featuring hardwood flooring and bedroom two fitted with carpet, while both benefit from freestanding wardrobes. Completing the accommodation is the spacious bathroom, fitted with a modern suite, walk-in shower cubicle and stylish floor and wall tiling.



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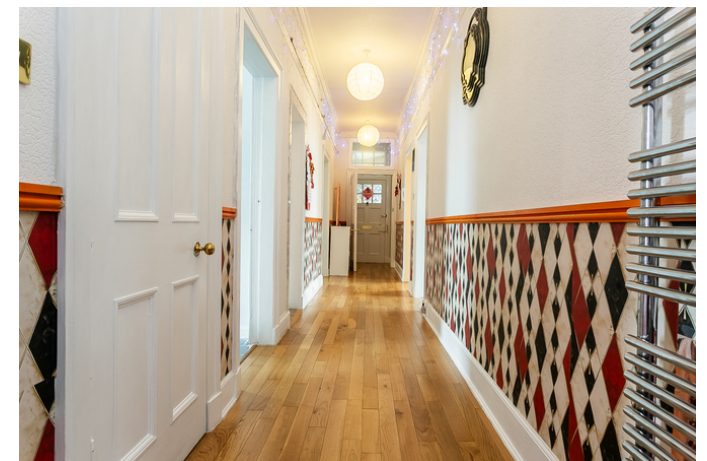


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Restalrig is a popular residential area situated east of Edinburgh city centre, comprising a variety of family-sized homes. A good selection of local shops is available throughout the area, with larger supermarkets including a Morrisons on Portobello Road and a Sainsbury's at Meadowbank Retail Park. Further high-street shopping can be found at the St James Quarter, while the Omni Centre offers a cinema, restaurants, bars, and a gym. Nearby Ocean Terminal provides additional retail,

leisure and parking facilities. For outdoor recreation, Leith Links offers open green space, a children's play park and walking routes, while Portobello's beach promenade and the extensive parklands of Holyrood Park and Arthur's Seat are also within easy reach. The area is well served by a range of schools at all levels and offers excellent transport links via the A1 and A199, along with frequent bus services from Restalrig Avenue and Portobello Road.





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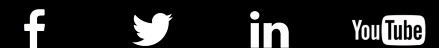
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Estate Agents and Solicitors



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