



8 Restalrig Gardens
Restalrig, EH7 6HZ

deans 
Solicitors & Estate Agents LLP



MAIN DOOR LOWER FLAT

- Living Room / Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- On-Street Parking
- EPC Rating - C



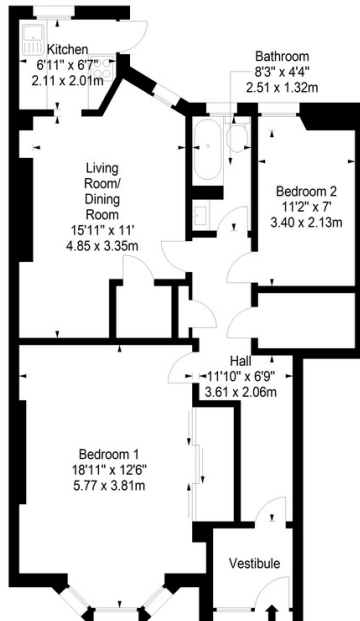
Located on a quiet street, this lovely main door lower flat is situated within the popular residential area of Restalrig to the east of the City. Local day to day requirements can be found within walking distance with further specialised shopping available at Meadowbank Retail Park a short drive from the property. The City Centre is easily accessible by way of a good public transport service along with Portobello beach and promenade. The A1 motorway network is within easy reach and provides access to the South and the City Bypass. The accommodation which would make an ideal purchase for young professionals and comprises; welcoming entrance hallway, attractive living room/dining room with fitted kitchen off and door to the rear, two good sized double bedrooms and modern bathroom with shower over. There is a small private garden to the front with an enclosed rear garden with paved patio area. Further benefits include free on-street parking, gas central heating and double glazing. Included in the sale are all fitted floor coverings, oven, hob, fridge-freezer and washing machine. All items included in the sale are sold as seen, with no warranty provided.



Restalrig Gardens,
Edinburgh,
Midlothian, EH7 6HZ



Approx. Gross Internal Area
809 Sq Ft - 75.16 Sq M
For identification only. Not to scale.
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Ground Floor



Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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