

10 Restalrig Square

RESTALRIG, EDINBURGH, EH7 6HA



BEAUTIFULLY PRESENTED TWO-BEDROOM LOWER VILLA WITH PRIVATE GARDEN IN POPULAR RESTALRIG



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McEwan Fraser Legal is delighted to present this spacious two-bedroom lower villa, quietly positioned within an established residential area of Restalrig, Edinburgh. Presented in excellent internal condition throughout and benefiting from a private front garden and excellent access to local amenities and the city centre, it offers an attractive opportunity for first-time buyers, young families, or anyone seeking a comfortable home in a convenient location.

The accommodation features an attractive living room with clean, modern décor and excellent natural light. There is plenty of space for a large suite and supporting furniture. The proportions will give a new owner plenty of flexibility to create their ideal living and entertaining space.

The Property



The kitchen makes superb use of the available space with a range of base and wall-mounted units that offer good prep and storage space. Integrated appliances include a gas hob, electric oven, and fridge-freezer.





Both bedrooms are well-proportioned doubles, offering flexibility for a range of furniture arrangements.

The accommodation is completed by a modern family bathroom fitted with a three-piece suite, including a mains shower over the bath. Further benefits include gas central heating and double glazing.

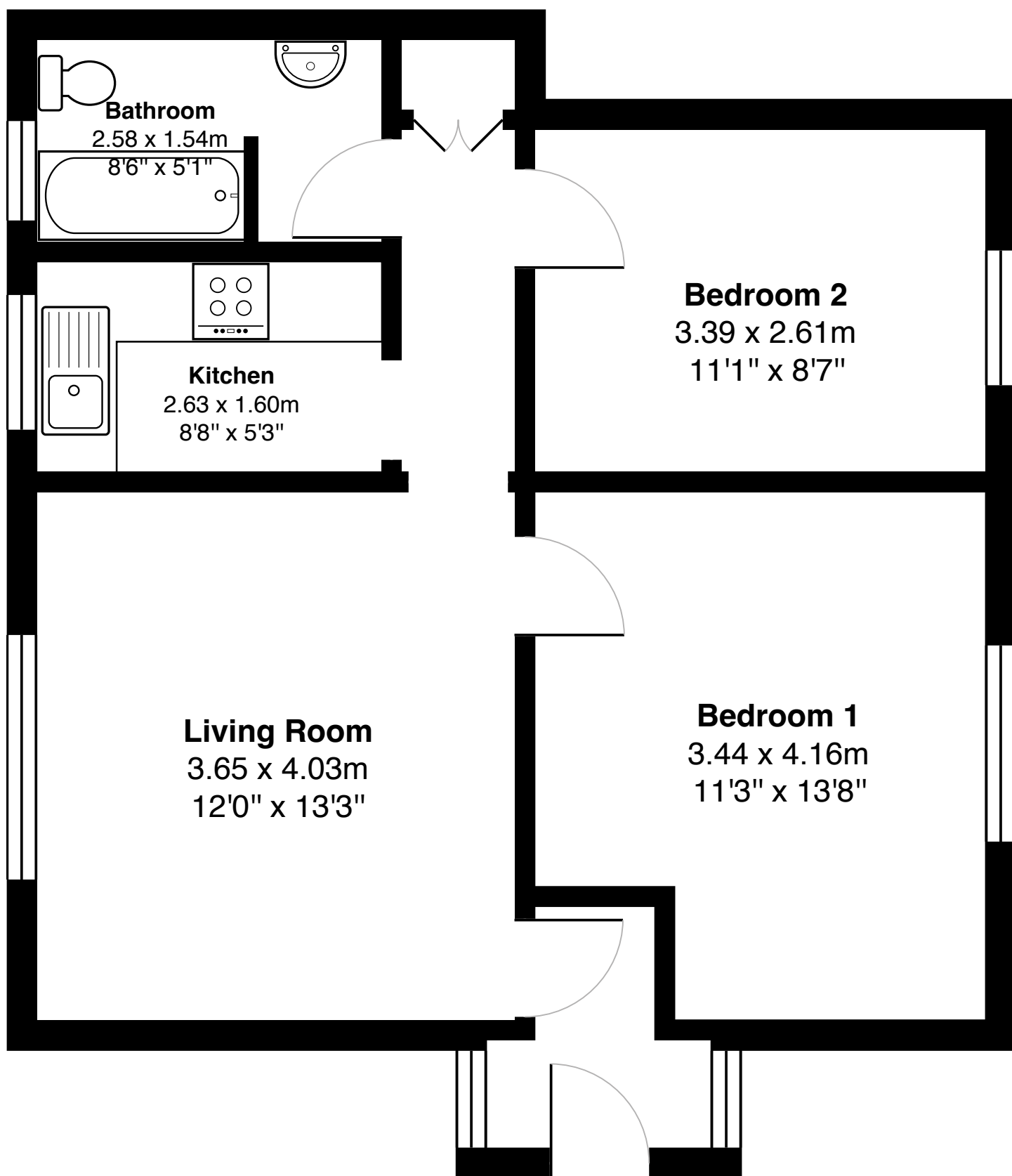




Bedroom 2







Gross internal floor area (m²): 53m²

EPC Rating: C

Externally, the property enjoys a private front garden and access to a communal drying green to the rear. Unrestricted on-street parking is also available. With its excellent internal presentation, generous proportions and convenient location, this attractive lower villa offers an ideal opportunity for buyers seeking a home ready to move into and enjoy.

N.B. The property is of non-traditional construction, and there may be a restricted number of mortgage lenders available.





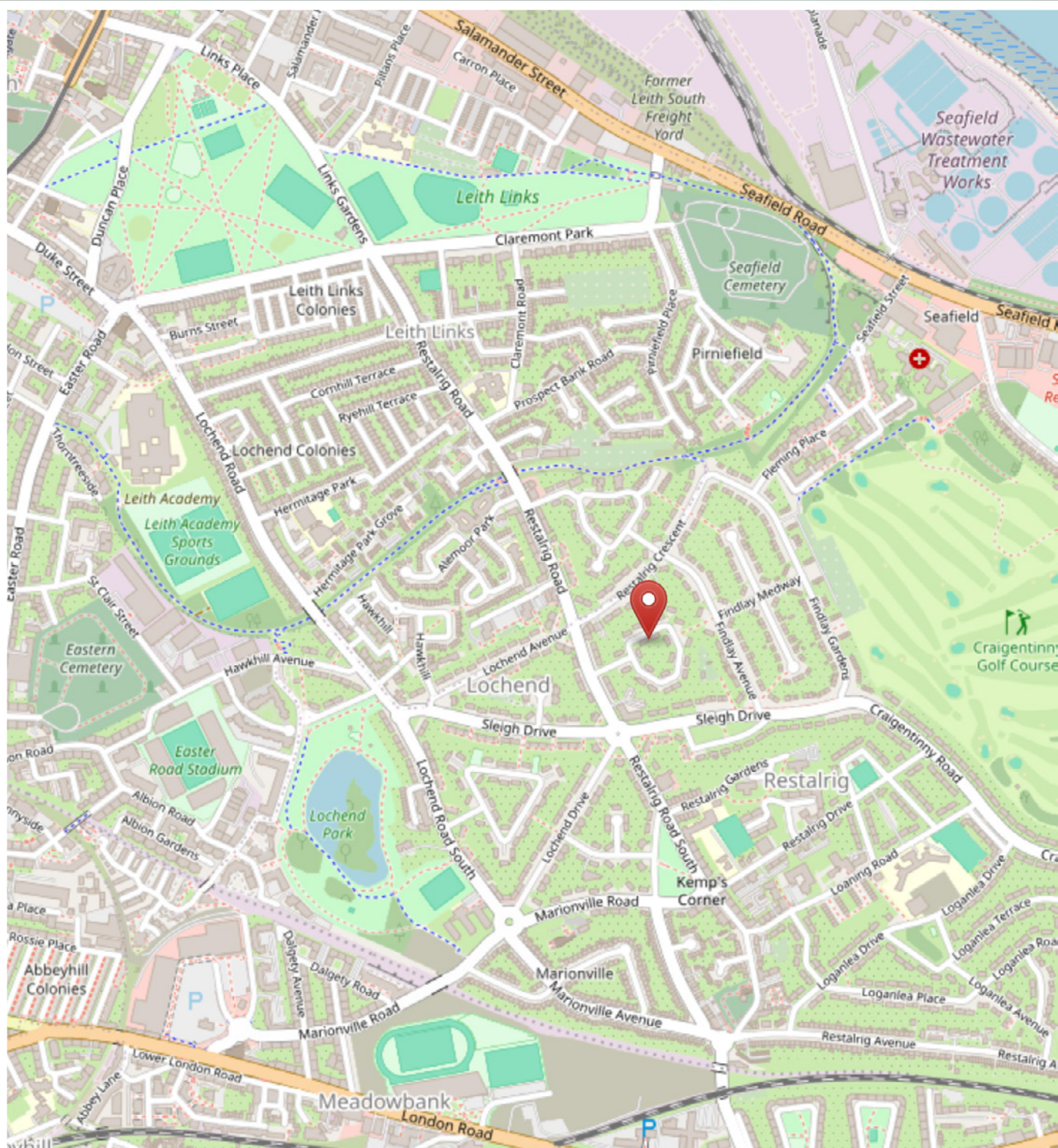
LOCHEND PARK

Restalrig Square lies within the established residential district of Restalrig, approximately two miles east of Edinburgh city centre. The area is conveniently located, with easy access to a wide range of local amenities, green spaces and transport links, making it a popular choice for families, first-time buyers and professionals alike. A good selection of everyday shopping is available locally, while nearby Meadowbank Retail Park provides a wider choice of supermarkets and national retailers.

The neighbouring districts of Leith, Abbeyhill and Portobello offer an excellent variety of independent shops, cafés, bars and restaurants, with the vibrant Shore district and Portobello's beachfront within easy reach. Recreation is well served by Leith Links, Lochend Park and Holyrood Park, ideal for walking, cycling and outdoor activities, alongside Meadowbank Sports Centre and the nearby coastline. Primary and secondary schools serve the area, subject to catchment requirements.

Regular buses connect to Edinburgh city centre and beyond, and road links provide access to Edinburgh City Bypass and the motorway network. Combining city living with green spaces and coastline, Restalrig is appealing to a wide range of buyers.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SCOTSMAN



Text and description
MICHAEL MCMULLAN
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Professional photography
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Layout graphics and design
ALAN SUTHERLAND
Designer

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