



## 155 Restalrig Avenue, Edinburgh, EH7 6PJ

Beautifully Presented & Spacious, Three-Bedroom, Mid-Terrace Home with Gardens

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# Property Description

Nestled in the sought-after Craighentiny area, just northeast of Edinburgh city centre, this beautifully presented and generously proportioned three-bedroom mid-terrace house offers stylish living with private gardens to the front and rear.

Comprises a vestibule, hall, living room, dining/kitchen, three flexible bedrooms, and a family bathroom.

Freshly refurbished and presented to the market in light, tasteful decor throughout - ready-to-move-in. Highlights include a new kitchen with appliances, a stylish new bathroom, new electrics, plumbing, central heating, and re-rendered walls. In addition, there are chic glass balustrades, modern internal doors, contemporary flooring, feature wall panelling and modern lighting.

Externally, the property boasts low-maintenance landscaping to the front, whilst an enclosed rear garden has a lawn, a store shed, and a patio deck with feature wood panelling.

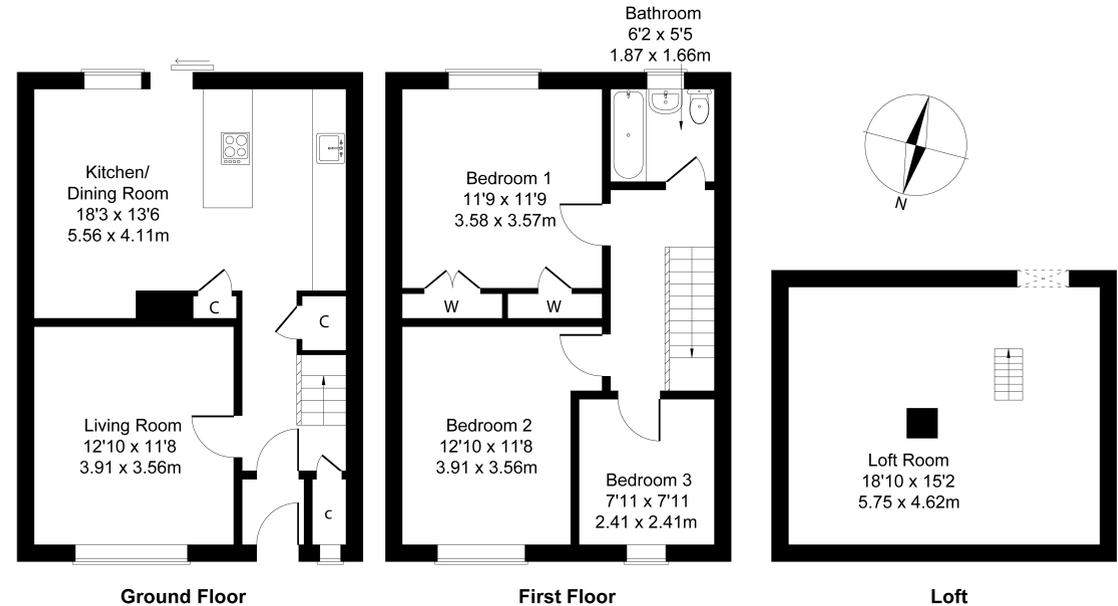
A welcoming vestibule leads into a bright hallway featuring attractive wood-effect flooring that continues throughout the ground floor. The hall also benefits from practical under-stair storage and a built-in utility cupboard. To the front, the spacious living room is tastefully decorated in light, neutral tones and features a stove and a central light fitting, perfect for relaxed evenings. At the rear, the south-facing dining kitchen is flooded with natural light and enjoys direct access to the garden. Designed with both style and function in mind, it boasts contemporary units with marble-effect worktops, tiled splashbacks, and a sink. Integrated appliances include an induction hob, oven, microwave, and dishwasher, along with a freestanding fridge/freezer and a built-in storage cupboard.

Upstairs, the rear-facing principal bedroom offers a peaceful retreat with a stylish panelled feature wall, integrated lighting, and two built-in wardrobes. Two additional bedrooms to the front provide flexible accommodation options—ideal for family living, guests, or home working—both finished with light décor and plush carpeting. Completing the home, a stylish bathroom is fitted with a modern three-piece suite including a rainfall shower over the bath, contemporary tiled splash walls, and a heated towel rail.



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Approximate Gross Internal Area: (1249 sq ft - 116 sq m.)



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

# Area Description

Craighentiny is a well-established residential area southeast of Edinburgh city centre, offering a mix of spacious, family-friendly homes. The area is well served by local amenities, with everyday shopping throughout. Larger supermarkets nearby include Morrisons on Portobello Road, Sainsbury's at Meadowbank Shopping Park, and a large Aldi in Portobello. Fort Kinnaird retail park features high street stores, restaurants, and a multiplex cinema, while the city centre is easily accessible. Nearby Portobello's vibrant High Street offers independent shops, including cafés, a bookshop,

butcher, fishmonger, bakery, and greengrocer. Portobello Beach and its iconic promenade provide scenic open spaces. Also close are Holyrood Park and Arthur's Seat, offering further outdoor opportunities. Local facilities include the Portobello Leisure Centre, with swimming pools, a spa, Turkish baths, gym, fitness studios, and soft play. Craighentiny is well connected by road and public transport, with easy access to the A199, A1, and Edinburgh City Bypass. A good range of well-regarded schools serves all levels, making it a convenient and desirable area for families.





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