



1/4 Restalrig Circus, Restalrig, Edinburgh, EH7 6HJ

Beautifully Presented, Two Bedroom, South-Facing, Upper Villa with Garden

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Property Description

Beautifully presented, two-bedroom, south-facing traditional upper villa with private garden. Located in the popular Restalrig area, lying to the east of Edinburgh city centre. Comprises a living room, kitchen, two double bedrooms, and a bathroom.

Highlights include a fitted kitchen with a full range of appliances, a bright modern bathroom, and contemporary flooring and lighting. In addition, there is gas central heating, double glazing and well-proportioned room sizes offering ample space for freestanding storage.

Externally there is a large private garden plot featuring a lawn, a wood-decked patio and a storage shed; with ample unrestricted street parking to the front.

Entering directly into the bright and welcoming, southerly front-facing public room, there is wood-effect flooring, a central light fitting, neutral decor, and a 'feature wall', whilst affording access throughout the property. Rear-facing overlooking the gardens, the kitchen has tiled flooring; whilst modern fitted units include stone-effect worktops and breakfast bar, a sink with drainer; a freestanding washing machine; and an integrated fridge, dishwasher, oven and gas hob; whilst the freezer is available for separate negotiation.

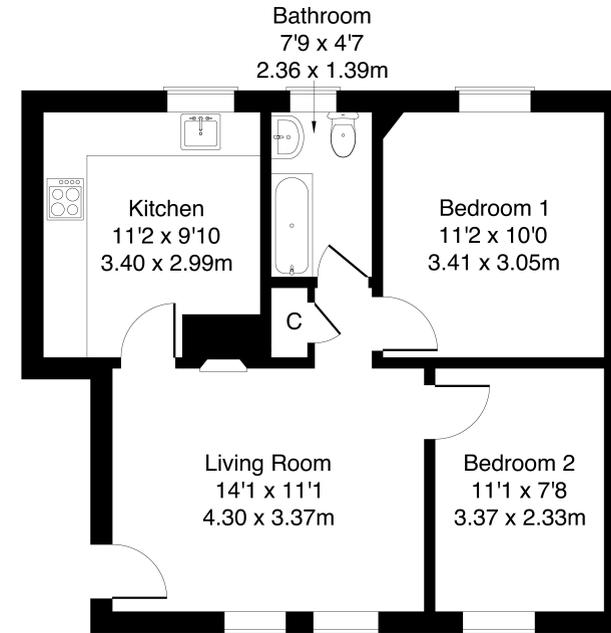
An inner hall connects the lounge with bedroom one and the bathroom, and features a built-in store cupboard. Bedroom one is rear-facing, and features wood-effect flooring, a pendant light fitting and ample space for freestanding storage. Bedroom two is set off directly off the lounge with a front-facing window and also features wood-effect flooring, a pendant light fitting and space for freestanding storage.

Completing the accommodation, the bathroom is fitted with a stylish modern suite, including a mains shower over the bath, tiled splash walls, a ladder-style radiator, and recessed spot lighting.



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Approximate Gross Internal Area: (538 sq ft - 50 sq m.)



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, located east of Edinburgh centre, consisting of a mixture of family-sized homes. Local shops can be found throughout, with a Morrisons superstore on Portobello Road and a Sainsbury's at Meadowbank Retail Park. An extensive range of high-street names can be reached at the newly built St James' Centre, along with a cinema, restaurants, bars and a gym at the Omni Centre. Further afield, still in close proximity, Ocean Terminal offers further high-street retailers, as well as restaurants, bars, a cinema, a gym and free parking. Nearby Leith

Links offers open green space, a children's park and walks, and further east, Portobello offers the famous seafront promenade, whilst the extensive Holyrood Park and Arthur's Seat parklands are also close by. The area offers a good choice of well-regarded schools catering for all levels, and this east of city centre location gives good road links in and out of the city via the A1 and A199, with regular public transport available from Restalrig Avenue and Portobello Road.





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