



153/2 Restalrig Road, Restalrig, Edinburgh, EH7 6HW

Beautifully Presented & Spacious, Three-Bedroom, First Floor Flat

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Property Description

Beautifully presented and spacious, three-bedroom, first-floor flat, forming part of an established residential development. Located in the popular Restalrig area, to the northeast of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two double bedrooms, a single bedroom, and a family bathroom.

Light and tastefully finished, highlights include a modern fitted kitchen, a stylish bathroom, contemporary flooring and lighting. In addition, there is double glazing, gas central heating, a quality gas fireplace for the lounge, and a secured entry system.

Externally there is a generous private garden plot to the rear with a lawn, patio deck and a wooden shed, a shared drying green, with ample unrestricted street parking to the front.

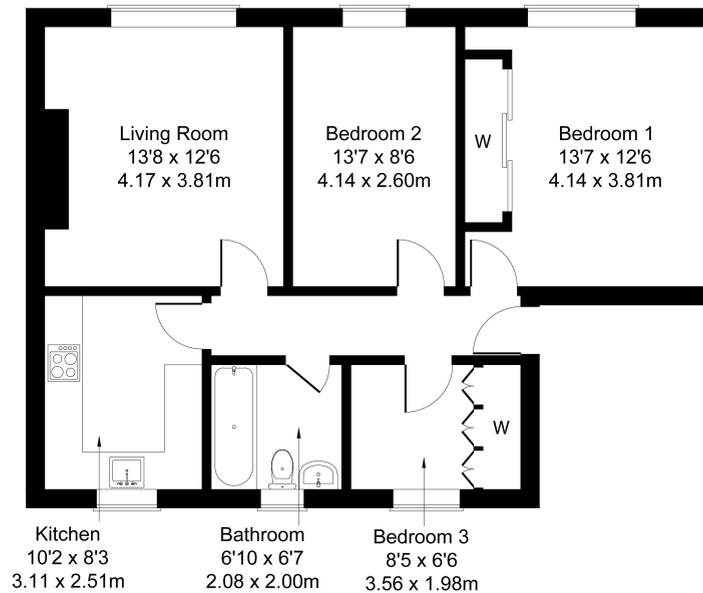
A welcoming entrance hall has wood effect flooring and recessed spotlighting, and affords access throughout the property. Set to the front, the living room benefits from a southerly-facing aspect with a large window allowing plentiful natural light, a central light fitting, plain coving, wood effect flooring and a gas fire with a tasteful surround. To the rear, the modern kitchen is fitted with wall and base units, worktops with matching upstands and a sink with drainer. Appliances include a freestanding electric cooker, fridge/freezer and dishwasher.

To the front, bedroom one is generously sized, featuring wood effect flooring, a central light fitting, plain coving and a fitted wardrobe with mirror sliding doors. Whilst two further bedrooms are set to opposite aspects, similarly well-finished in neutral decor, and with bedroom three offering a flexible space for a potential home office and superb storage with a built-in wardrobe. Completing the accommodation, the bathroom is fitted with a modern three-piece suite, a rainfall shower over the bath and a ladder-style radiator.



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Approximate Gross Internal Area: (743 sq ft - 69 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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