



**9/4, Sleigh Gardens, Edinburgh, EH7 6EL**

Beautifully Presented, Two-Bedroom, Traditional First-Floor Villa

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# Property Description

Beautifully presented, two-bedroom, traditional first-floor villa, with a generous private garden. Located in the popular Lochend area, east of Edinburgh city centre.

Comprises a living room, kitchen, two double bedrooms, and a bathroom.

Finished stylish decor, including a modern fitted kitchen and bathroom, contemporary flooring, gas central heating, and double glazing. In addition, there are good-sized rooms and additional storage via a shared loft space.

Externally south facing to the rear, there is a particularly generous garden plot with a lawn, paved patios, and a large store shed, together with a shared drying green.

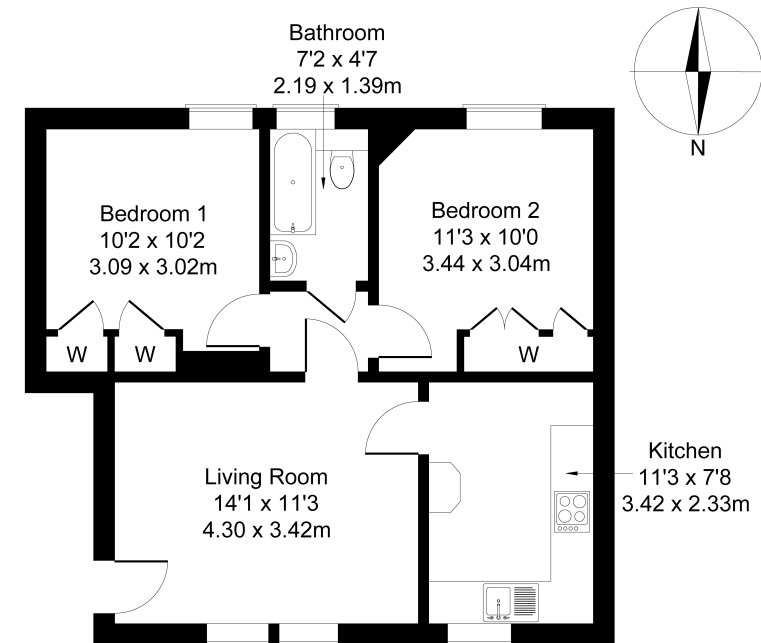
Step into this beautifully presented home through a welcoming entrance hall, which provides access to most areas of the property and showcases stylish wood-effect flooring that flows seamlessly into both the living room and kitchen. Positioned to the front of the home, the bright and inviting living room is bathed in natural light and features a wall-mounted TV point, contemporary wood-effect flooring, and a central light fitting—perfect for relaxed living and entertaining. Adjoining the lounge, the modern fitted kitchen is both functional and stylish, complete with a tiled splashback, integrated oven and gas hob with overhead canopy, fridge freezer, and matching wood-effect flooring for a cohesive look.

To the rear of the property, you'll find two well-proportioned bedrooms, both offering built-in storage and cosy carpeted flooring. The bathroom is fitted with a classic three-piece suite, a shower-over-bath combination, and practical wood-effect flooring.



## 9/4 Sleigh Gardens Edinburgh EH7 6EL

Approximate Gross Internal Area: (549 sq ft - 51 sq m.)



First Floor

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 sought-after residential neighbourhood located to the east of Edinburgh's city centre, offering a diverse mix of family-sized homes and excellent local amenities. The area benefits from a range of nearby shops, including a Morrisons superstore on Portobello Road and a Sainsbury's at Meadowbank Retail Park. For a broader retail and leisure experience, the newly developed St James Quarter is within easy reach, boasting a variety of high-street brands, dining options, and a cinema. The nearby Omni Centre complements this with restaurants, bars, a gym, and additional entertainment. Ocean Terminal, also close by, provides even more shopping and leisure facilities, including free parking, a

cinema, and waterfront dining. Outdoor enthusiasts will enjoy the open green spaces of Leith Links, which features a children's play area and scenic walking paths. Just a short drive away, Portobello offers a traditional seaside atmosphere with its iconic promenade, while Holyrood Park and Arthur's Seat provide expansive parkland and stunning views over the city. Families are well catered for with a strong selection of reputable schools in the area. Excellent transport links make commuting simple, with easy access to the A1 and A199, and regular bus services running from Restalrig Avenue and Portobello Road.













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## Head Office

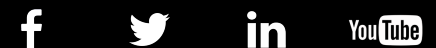
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