



**126/2, Restalrig Road South, Restalrig, Edinburgh, EH7 6JA**

One Bedroom, Front-Set Ground Floor Flat

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# Property Description

Beautifully-presented, one-bedroom, front-set ground-floor flat set in a traditional stone-built tenement. Located in the popular Restalrig area, to the east of Edinburgh city centre. Comprises an; entrance hall, living/dining room, kitchen, double bedroom, and bathroom.

Features include fresh decor throughout, uPVC double glazed windows, gas central heating, a fitted kitchen with appliances, TV and telephone points and a secure entry system. Externally, there is a shared garden to the rear, with ample unrestricted on-street parking to the front and the surrounding areas.

The entrance hall affords access throughout and features laminate flooring, the secure entry handset, and a storage cupboard which also houses a washing machine. With a front aspect window which allows for plenty of natural light, the bright and well-proportioned lounge offers carpeted flooring, pendant lighting, and ample space for living and dining furniture.

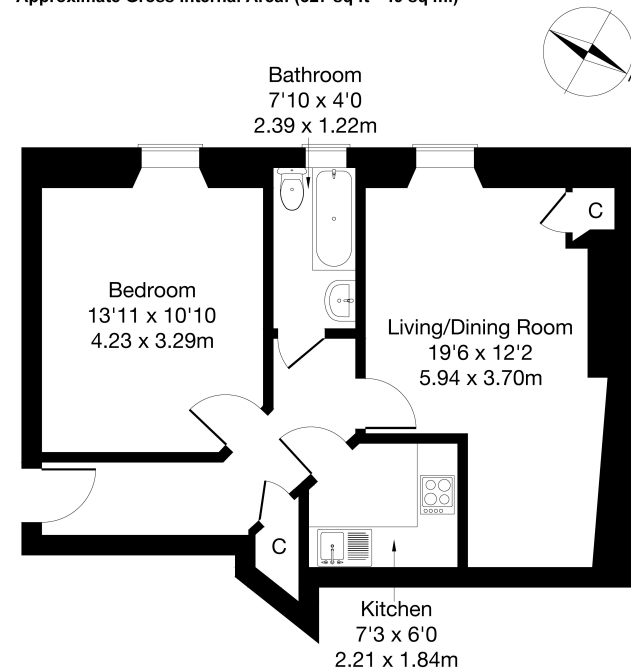
Set internally off the hall, the kitchen has fitted units with stone effect worktops, tiled splashbacks and a stainless steel sink. Appliances include an integrated ceramic hob, electric oven and extractor hood, with a freestanding fridge.

The generously sized double bedroom has bright neutral decor and features new carpeting and a recessed front aspect window. Completing the accommodation, the bathroom is fitted with a white three-piece suite with a tap-mixer shower over the bath, tile effect flooring and tiled splashbacks.



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Approximate Gross Internal Area: (527 sq ft - 49 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 consisting of a mixture of family-sized homes, and is located east of Edinburgh centre. Local shops can be found throughout, with a Morrisons superstore on Portobello Road, a Sainsbury's at Meadowbank Retail Park, and an extensive range of high-street names and a multiplex cinema at Fort Kinnaird. Nearby Portobello offers open spaces and 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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