



4/7 Restalrig Road South, Piershill, Edinburgh, EH7 6LD

Spacious & Beautifully Presented, Two-Bedroom, Dual-Aspect, Third (Top) Floor Flat

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Property Description

This spacious and beautifully presented two-bedroom, dual aspect, third (top) floor flat offers an abundance of charm, space, and natural light, nestled within a well-established development in the popular Piershill, just east of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a bathroom.

Tastefully finished throughout, highlights include a modern fitted kitchen with appliances, a stylish bathroom, and quality engineered wood flooring.

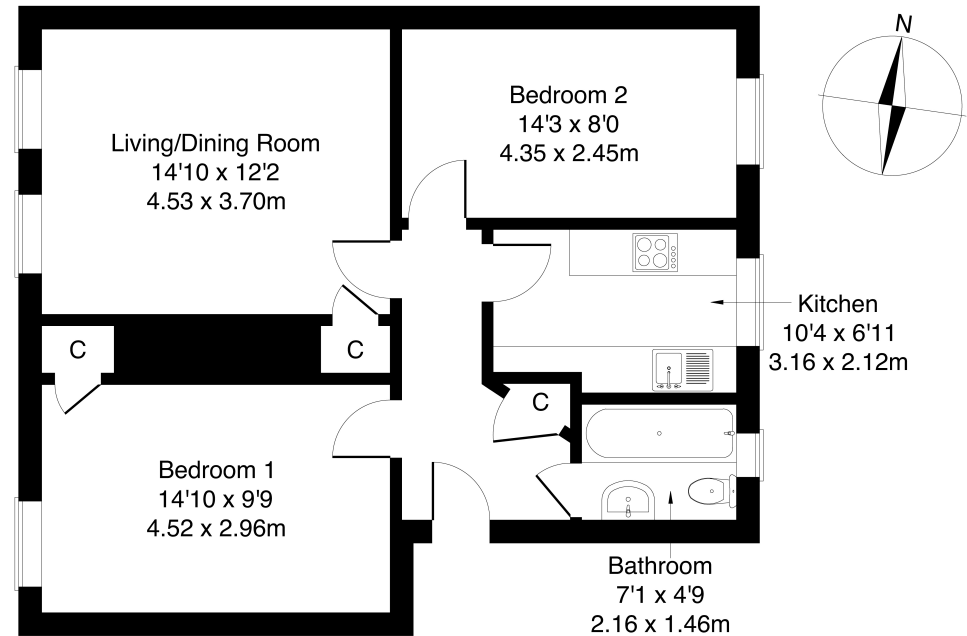
In addition, the property boasts upgraded electric heating, double glazing, a secured entry system, and a well-maintained shared patio and green.

Greeted by a welcoming entrance hall with handy built-in storage, setting a charming, yet polished interior that follows. At the front, the bright and airy living room is a real standout, with engineered wood flooring, twin windows that flood the room with sunlight, a contemporary light fitting, a convenient storage cupboard, and plenty of room for both lounging and dining. To the rear, a stylish kitchen is fitted with modern units, wood-effect worktops, a metro tiled surround, a sink with a drainer, an integrated electric hob and oven, and a freestanding washing machine and fridge/freezer.

The main bedroom is set to the front, offering a spacious retreat, beautifully finished with tasteful decor, carpeted flooring and a built-in store cupboard. Meanwhile, the second bedroom – also beautifully finished – makes an ideal guest room, creative studio, work-from-home office or study. Completing this home, a stylish bathroom is fitted with a modern three-piece suite, including a shower over the bath and tiled metro splash walls.



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Approximate Gross Internal Area: (678 sq ft - 63 sq m.)



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

Area Description





Piershill is a well-established residential area situated to the east of Edinburgh city centre, known for its blend of family-sized homes and strong community feel. A variety of local shops are conveniently located throughout the area, with larger retail options nearby, including a Morrisons on Portobello Road and a Sainsbury's at Meadowbank Retail Park. For a broader shopping and leisure experience, residents have easy access to the newly developed St James Quarter and the nearby Omni Centre, which features a cinema, restaurants, bars, and a gym. Ocean Terminal, also within easy reach, offers further retail outlets, dining options,

cinema, a gym, and ample free parking. Outdoor enthusiasts can enjoy nearby Leith Links, a large green space with a children's play area and walking routes, while the iconic Portobello promenade and the expansive Holyrood Park and Arthur's Seat are just a short distance away. The area is well served by a selection of reputable schools across all levels, making it ideal for families. With excellent road connections via the A1 and A199, and regular bus services from Restalrig Avenue and Portobello Road, the area is well connected to the rest of the city and beyond.





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