



25a Restalrig Road, Edinburgh, EH6 8BB

Light and Well-Presented, One-Bedroom, Main Door Ground-Floor Flat

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Property Description

Light and well-presented, one-bedroom, main door ground-floor flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Leith Links area, north-east of Edinburgh city centre.

Comprises a living room, an inner hallway, a kitchen, a bedroom and a shower room.

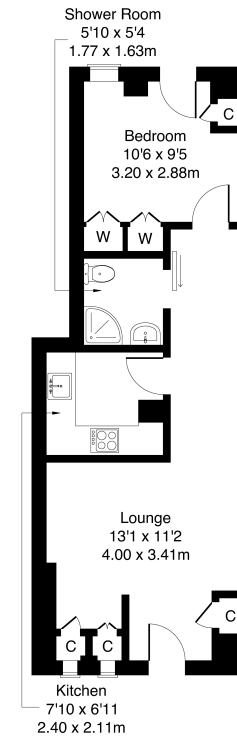
With light neutral decor throughout, features include a direct garden access from the bedroom and a newly fitted shower room. Further features include contemporary flooring and lighting, double glazing, gas central heating and a fitted kitchen.

There is a well-maintained shared garden to the rear with a private store shed, superb transport links and ample street parking to the front and surrounding streets.

On entering the property, you are welcomed into a bright lounge featuring wood-effect flooring, a central light fitting, and two built-in storage cupboards. The fitted kitchen is designed for practicality and style, complete with tiled-effect flooring, stone-effect worktops, a tiled splashback, and a sink with a drainer. Included appliances are a fridge, oven, and gas hob with canopy extractor.

Situated to the rear, the bedroom offers two built-in wardrobes, an additional storage cupboard, wood-effect flooring, and direct access to the shared garden. A modern three-piece shower room completes the property, finished with a marble-effect splashback, spotlighting, wood-effect flooring, and a ladder-style radiator.

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Approximate Gross Internal Area: (463 sq ft - 43 sq m.)



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

Area Description





Leith Links is a vibrant district best known for its expansive parklands, one of Edinburgh's largest green spaces, offering plenty of opportunities for outdoor leisure. Nearby, residents can enjoy Seafeld Recreation Ground and Craighentenny Golf Course. Around a mile away, the fashionable Shore district boasts an excellent range of dining options, including Michelin-starred restaurants, while Ocean Terminal retail complex provides a multi-screen cinema, gym, spa, and a selection of popular

high-street stores and eateries. Within easy reach, Leith Walk, Easter Road, and Great Junction Street offer a wide variety of cafés, bars, restaurants, and supermarkets. The area is well-served by local amenities, primary schools, and Leith Academy for secondary education. Excellent transport connections include the A199 and A900 for road links, regular bus services from Leith Walk, and the recently extended tram route running between Edinburgh Airport and Newhaven.





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