



Property Description

Well-presented and spacious, one-bedroom, main door corner aspect ground-floor flat, with private gardens. Forming part of an established residential development, located in the popular Restalrig area, to the northeast of Edinburgh city centre.

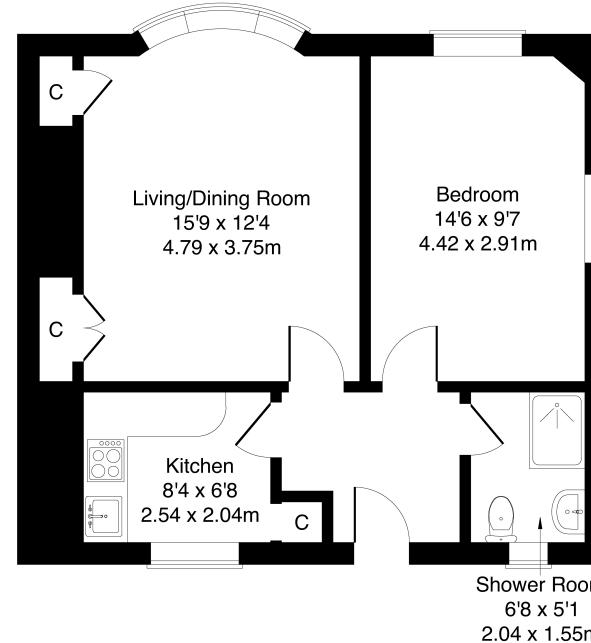
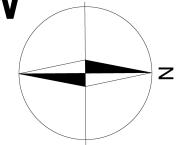
Comprises an entrance hallway, living/dining room, kitchen, a double bedroom and a shower room. Features include a fitted kitchen with appliances, double glazing, and a quality modern gas boiler.

With a private front with a lawn, an enclosed patio and a service area to the rear, with ample free on-street parking to the front.

The property is accessed via an entrance hall, which provides access to all rooms throughout the apartment. The living and dining room is a bright and inviting space, finished with wood-effect flooring and a central light fitting. The room benefits from a charming bay window, which allows an abundance of natural light to fill the space and offers ample room for both comfortable lounge furniture and a dining table. Two separate built-in storage cupboards provide excellent practicality and help keep the room neatly organised. The fitted kitchen continues the wood effect flooring and is well-equipped for everyday living. It features stone effect worktops and a matching stone effect splashback, a sink with drainer and a range of appliances including a fridge freezer, washing machine, integrated oven and a gas hob with canopy above. The layout offers good worktop and cupboard space.

The bedroom is well-proportioned and spacious, providing a calm and comfortable retreat. It features wood-effect flooring, a central light fitting and plenty of space for a double bed along with additional bedroom furniture. Completing the property is the fitted shower room, which is finished with tiled-effect flooring and a tiled splashback surround. It also benefits from a central light fitting and a modern ladder-style radiator, creating a clean and contemporary finish.

Approximate Gross Internal Area: (538 sq ft - 50 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 situated east of Edinburgh city centre, comprising a variety of family-sized homes. A good selection of local shops is available throughout the area, with larger supermarkets including a Morrisons on Portobello Road and a Sainsbury's at Meadowbank Retail Park. Further high-street shopping can be found at the St James Quarter, while the Omni Centre offers a cinema, restaurants, bars, and a gym. Nearby Ocean Terminal provides additional retail,

leisure and parking facilities. For outdoor recreation, Leith Links offers open green space, a children's play park and walking routes, while Portobello's beach promenade and the extensive parklands of Holyrood Park and Arthur's Seat are also within easy reach. The area is well served by a range of schools at all levels and offers excellent transport links via the A1 and A199, along with frequent bus services from Restalrig Avenue and Portobello Road.





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