



31 Restalrig Avenue, Craigentiny, Edinburgh, EH7 6PN

Beautifully Presented & Spacious, Three Bedroom, Mid-Terraced Home with Gardens

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Property Description

Beautifully presented and spacious, three-bedroom, mid-terrace home, with gardens, forming part of a period stone-built terrace. Conveniently located in the popular Craighentinny area, northeast of Edinburgh city centre.

Comprises an entrance hallway, living room, open-plan dining/family room and kitchen, utility room, three flexible bedrooms, a shower room and a family bathroom.

Tastefully finished throughout, featuring a mix of period features combined with quality contemporary fittings and an impressive bespoke open-plan rear extension. Further highlights include a front-facing bay window, oak hardwood flooring, skylight windows, and a multi-fuel-burning stove. In addition, there is a quality fitted kitchen with real wood worktops, stylish modern bathrooms, spotlighting, gas central heating and double glazing.

Externally, the property benefits from privacy hedging to the front, with gardens featuring an eclectic mix of flowering plants and shrubbery, a lawn, a patio and a store shed.

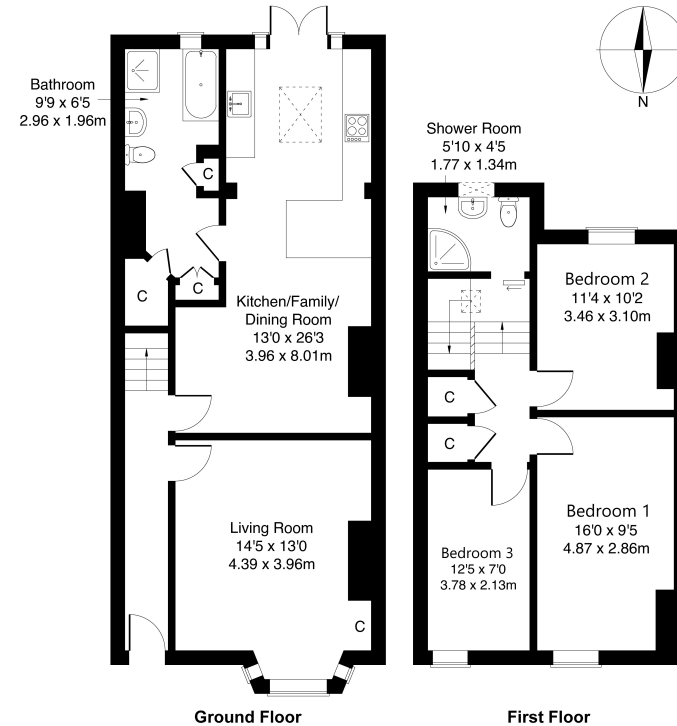
A welcoming entrance hallway has space for cloakwear and features quality oak flooring which continues into a front-facing, elegant lounge featuring a bay window, a shelved press, decorative cornice work, and a wall-mount TV point. Set to the rear, an impressive public space, including a family/dining area with oak wood flooring and a multi-fuel stove. A south-facing kitchen extension offers superb natural light with a skylight cupola and French patio doors leading to the garden. A quality-fitted kitchen includes real wood worktops, a ceramic sink with a spray pull tap; and an integrated fridge, freezer, dishwasher, double oven and induction hob. Set internally off the kitchen is a separate utility room, with a worktop and access to two built-in stores and the family bathroom. The generous bathroom is fitted with a contemporary suite, including a separate shower cubicle, a shaver point, and bespoke storage spaces.

On the first floor, bedroom one is set to the front, tastefully finished, offering a generous room; whilst two further well-finished and sized bedrooms are set to opposite aspects, all featuring varnished hardwood flooring, period cornice work, and ample space for freestanding storage. The upper hall also includes two built-in stores and a skylight over the stairwell. Completing the accommodation, off the stair landing, a stylish shower has a skylight window and is fitted with a modern suite including a mains mixer shower, tiled splash walls and a ladder-style radiator.

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Approximate Gross Internal Area: (1195 sq ft - 111 sq m.)



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

Area Description

Craighentinny lies less than two miles from the city centre, well positioned to take advantage of an excellent choice of local amenities, including banking and post offices, along with a Morrisons supermarket on Portobello Road and a Sainsbury's at Meadowbank Retail Park, with an extensive range of high-street names and a multiplex cinema at Fort Kinnaird. The recently completed state-of-the-art Meadowbank Sports Centre is within short walking distance, providing a range of sports facilities, whilst Holyrood Park, Arthur's Seat, and the Portobello waterfront offer

vast open spaces for walking and leisure opportunities. Local schooling is available from nursery to senior level, with The Royal High Primary School, Duddingston Primary, St John's Primary, Portobello High School and Holyrood High School, all nearby. 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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