



**89 Restalrig Avenue**  
Restalrig, Edinburgh, EH7 6PN

CALL US ON 0131 447 4747

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For price and viewing information please visit  
[residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Entrance vestibule.
- Reception hall.
- Bay windowed living room (gas fire currently disconnected).
- Kitchen with storage.
- Access to side of property.
- Access to attic via Ramsay ladder.
- Two double bedrooms one with fitted wardrobes.
- Single bedroom with access to rear garden.
- Shower room.
- Gas central heating.
- Double glazing (secondary glazing to the front).
- Sunroom.
- Private garden to front.
- Extensive south facing garden at rear.
- Driveway to side leading to garage at rear.
- Unrestricted on-street parking.



## GENERAL DESCRIPTION

A semi-detached bungalow situated within the popular Restalrig district of the city and a short journey to the east of Edinburgh City Centre. There is a wide range of local amenities close at hand and the property would make an ideal purchase for a family in a good location. The property itself is in need of modernisation and redecoration but offers excellent potential with options to extend into the attic or rear subject to the usual planning consents.

### COUNCIL TAX BAND -

E.

TRAIN STATION - APPROXIMATELY 2 MILES TO EDINBURGH WAVERLEY TRAIN STATION.

AIRPORT -

APPROXIMATELY 10.5 MILES TO EDINBURGH AIRPORT.

BUSES -

WITHIN 100 METRES.

## LOCATION

Restalrig is a convenient location just two miles east of the city centre and has become a popular residential setting with an excellent range of local shops and services close by. Further amenities can be found just a stone's throw away, with a large supermarket on Portobello Road and a range of retailers at Meadowbank Retail Park. Fife, Kincardine and Ocean Terminal are also easy to access from Restalrig and offer high-street shops and restaurants, as well as multiplex cinemas. Meanwhile, for fashionable eateries and bustling bars, the vibrant districts of Leith and The Shore are within easy reach. Restalrig residents don't have to go far to take in the fresh air with Lothian Park, a country-style park, complete with a children's play area and café. Slightly further afield, Portobello boasts its famous seafront promenade, Holyrood Park provides a spectacular array of hills, glens, and lochs, and Arthur's Seat enjoys panoramic city views. Golf enthusiasts will find Craigtoun Golf Course within the district and those who prefer indoor exercise can access a gym and fitness classes at Meadowbank Sports Centre. Well-regarded schools fall within Restalrig's catchment area, with the capital's fine independent schools also easily accessible. Restalrig is well-connected with regular public transport and excellent road links inland out of the city, via the A1 and A199.

### EXTRAS:

The property will be sold as seen and there will be no guarantees for any of the kitchen appliances.

Restalrig Avenue,  
Edinburgh,  
Midlothian, EH7 6PN



Approx. Gross Internal Area  
915 Sq Ft - 85.00 Sq M

(Including Conservatory)

Garage

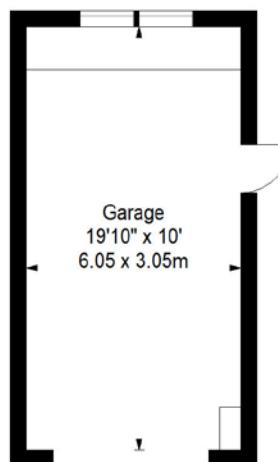
Approx. Gross Internal Area  
198 Sq Ft - 18.39 Sq M

For identification only. Not to scale.

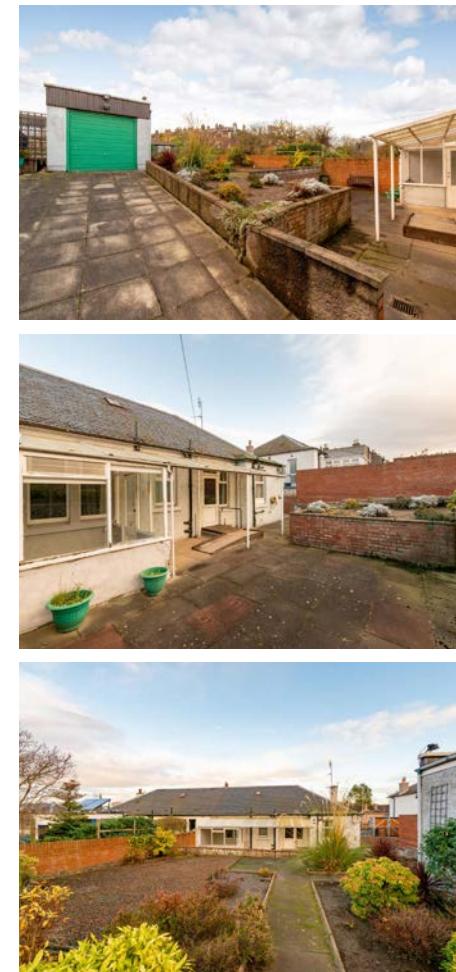
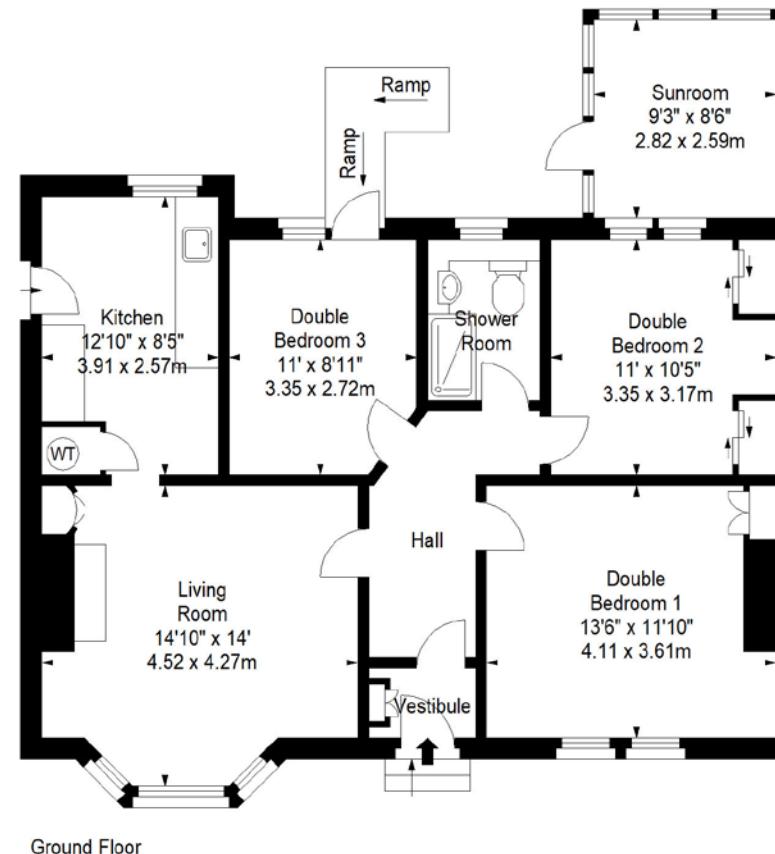
© SquareFoot 2022



Energy Performance  
Certificate Rating D



Ground Floor



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WEBSITE: [RESIDENTIAL.GILLESPIEMACANDREW.CO.UK](http://RESIDENTIAL.GILLESPIEMACANDREW.CO.UK)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.