



87/5 RESTALRIG ROAD SOUTH

RESTALRIG, EDINBURGH, EH7 6JD



| PUBLIC



| BED



| BATH

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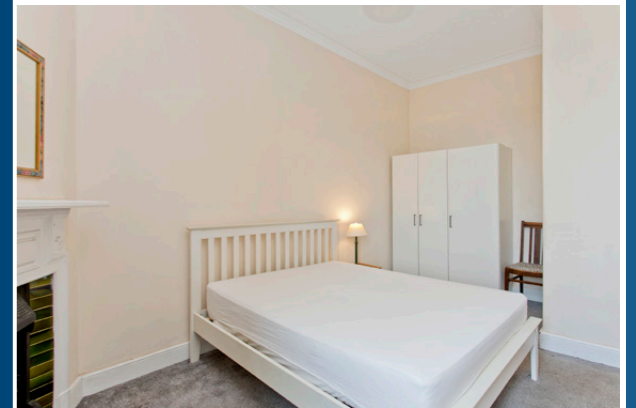
87/5

RESTALRIG ROAD

This traditional second-floor flat in Restalrig is a charming one-bedroom residence, which is sure to appeal to first-time buyers, couples, and city professionals alike. It is presented throughout in light neutral tones and it benefits from elevated rooftop views all the way to the iconic Arthur's Seat and Salisbury Crag. The flat also provides the perfect base for commuting into the city centre and for relaxing day's out at Portobello Beach, both being reached in roughly ten minutes by car.

Features

- Well-presented second-floor flat
- Part of a traditional tenement building
- Located in popular Restalrig
- Light décor and four-panel wooden doors
- Central hall with built-in storage
- Southwest-facing living/dining room
- Well-appointed kitchen
- Double bedroom with feature fireplace
- 3pc bathroom with overhead shower
- Communal back garden
- Unrestricted on-street parking
- Double glazing



EPC Rating - E

Home Report Value - £150,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor and window coverings, light fittings, an integrated oven and electric hob, an undercounter fridge, and a washing machine to be included in the sale.



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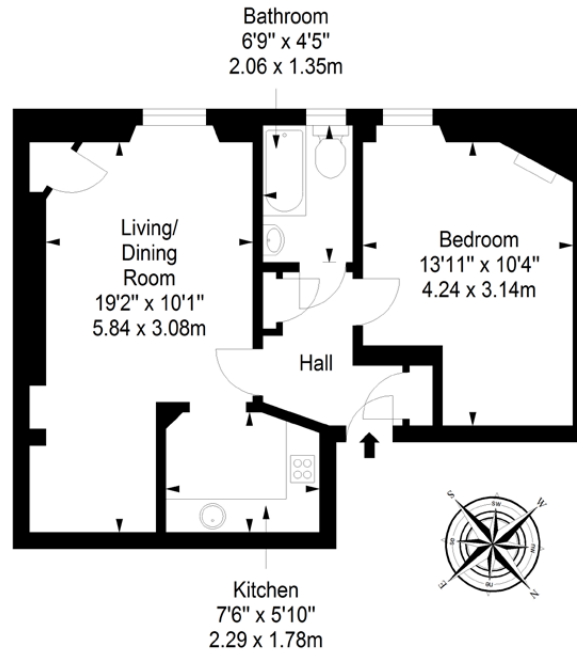
DX: 552210, Edinburgh 68



CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.

Second Floor
Approx. 42.6 sq. metres (458.5 sq. feet)



Total area: approx. 42.6 sq. metres (458.5 sq. feet)