










Offers Over  
**£115,000**

## 74/3 Restalrig Road South

Restalrig | Edinburgh | EH7 6EA

A rare opportunity has arisen to acquire this generously-proportioned one bedroom ground floor flat quietly positioned within an established residential building in Restalrig. Close to excellent amenities and transport links, the property will ideally suit those looking for a renovation project. Viewing suggested.

-  1 bed
-  1 public
-  1 bathroom
-  Communal garden ground
-  Unallocated residents parking
-  EPC Band - E
-  Council Tax Band - B



## Description

Internally, the accommodation briefly comprises of; welcoming entrance hallway with a useful storage cupboard, light and airy lounge/diner with twin windows, fitted kitchen with partial-tiling in splash areas, good sized double bedroom with fitted storage provisions, and a partially-tiled shower room with a corner cubicle and another handy integrated cupboard.

Further benefits include a secure door entry system and single glazing throughout.

Factor fees are payable of approximately £60 per calendar month.



## Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The property benefits from areas of communal garden ground and unallocated residents car parking.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

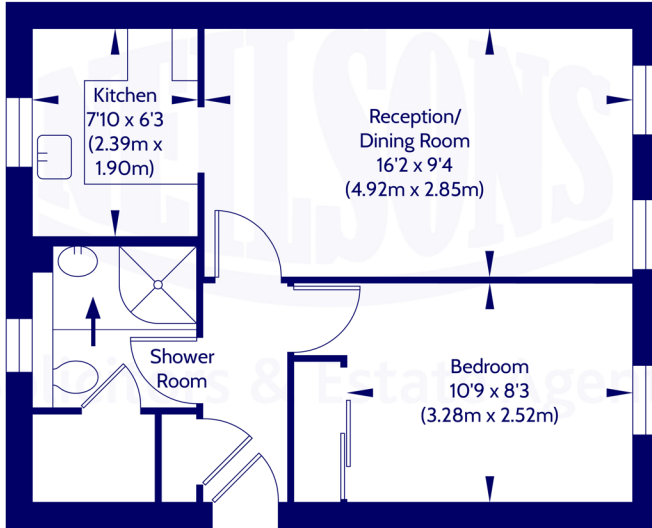
The property is situated in the popular Restalrig area of the city where local shops and services are on hand serving everyday needs. Regular public transport is available into Edinburgh's City Centre, as well as Leith's fashionable waterfront offering a variety of trendy restaurants, bars and bistros. Leisure pursuits nearby include the newly renovated Meadowbank Sports Stadium, Craigminty Golf course and the wide green spaces of Holyrood Park and Arthur's Seat, which offers many walks and activities. It is an ideal commuting base as the A1 and City bypass are also nearby, as is the new St James Quarter, Ocean Terminal shopping complex and Meadowbank Retail Park both offering many high street named stores.





Approx. Gross Internal Floor Area 37.51 Sq M / 404 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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