










Offers Over
£150,000

84/8 Restalrig Road South

Restalrig | Edinburgh | EH7 6JB

Neilsons are delighted to offer to market this attractive one bedroom second floor tenement flat, quietly situated within the popular Restalrig district. Close to fantastic local amenities and great transport links to the City Centre and beyond, the accommodation would make an ideal purchase for the first-time buyer, buy-to-let investor, or young professional. Viewing suggested.

-  1 bed
-  1 public
-  1 bathroom
-  Communal garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway, bright and airy lounge/kitchen/diner with a brand new kitchen fitted June 2024 complete with a range of integrated white goods, breakfast bar and paneling in splash areas as well as excellent storage provisions including a large utility cupboard, large double bedroom with a rear-facing outlook, open fitted wardrobes and ample space for freestanding furniture, and a fully-tiled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include gas central heating and a mixture of single and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated electric hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

A communal garden can be found to the rear and ample on-street parking can be found to the front and surrounding area to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





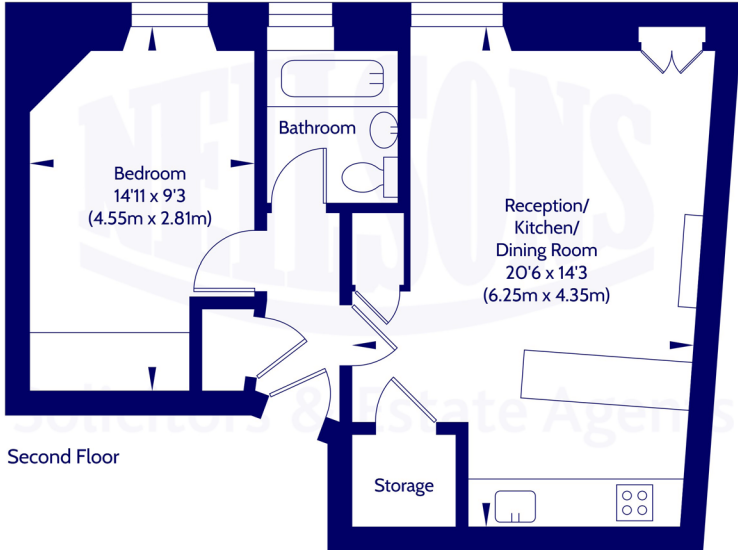
Location

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, Craighentiny 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 44.29 Sq M / 477 Sq Ft.



Second 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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