



RALPH SAYER
SOLICITORS & ESTATE AGENTS

29 Restalrig Gardens

Edinburgh EH7 6HS

29 Restalrig Gardens

Discover a hidden gem nestled on a picturesque street, lined with early 20th-century terraced villas. This charming main door upper villa exudes character and elegance, boasting a wealth of period features, including original fireplaces in every room.

Step into the inviting entrance vestibule adorned with original floor tiles, which leads you into a wide hallway and stairs, illuminated by a skylight. Ascend the staircase to find an airy central landing that connects you to a generous 18ft sitting room, highlighted by a shallow south-facing bay window and a breathtaking original fireplace, creating the perfect ambiance for relaxation. At the rear of the property, a spacious kitchen/diner awaits, complete with another stunning fireplace and ample room for a large central dining table—ideal for entertaining family and friends. The kitchen is thoughtfully supplemented by a handy pantry and a utility room that provides convenient access to the private garden via the delightful original cast iron spiral staircase.

Property Summary

- Set on a charming street of terraced villas
- Main door upper villa
- Elegant sitting room
- Spacious kitchen/diner with pantry
- Utility room
- Two double bedrooms
- Stylish three-piece shower room
- Excellent storage, plus partially floored attic
- Gas central heating & double glazing
- Small front patio & enclosed rear garden
- Ample on-street parking
- EPC Rating - D | Council Tax Band - D

Home Report Value - £270,000







Charming
upper villa,
retaining stunning
period features







This villa features two well-proportioned bedrooms, with the larger one positioned at the south-facing front, ensuring plenty of natural light. A stylish three-piece shower room showcases a double glass and chrome enclosure, offering a modern touch. Additionally, the property boasts great storage solutions, including a partially floored attic space.

Outdoor space; A small front patio. To the rear is an enclosed garden.

Parking: Ample unrestricted on-street parking

Extras: all fitted floor coverings, blinds, integrated larder fridge, electric hob, oven and chimney hood, to be included in the sale.



LOCHEND PARK



RESTALRIG

Restalrig is ideally placed, close to Leith, Easter Road and Meadowbank. Due to its location just east of the city centre it is a popular residential area and boasts excellent green spaces, including the nearby Lochend Park and a short walk to the vast open space of Holyrood Park and Arthur's Seat, all offering a variety of outdoor leisure opportunities. For gym enthusiasts there is Meadowbank Fitness Centre.

There are good local shops, with a larger variety can be found on Easter Road or Leith and more extensive shopping can be found a short drive to the Ocean Terminal or Fort Kinnaird.

Just across the road is St.Ninian's primary school. There are excellent regular bus services, and the A1 is close by, connecting you other major road networks and the Edinburgh City By-pass.

Let us help you find your next
dream property!



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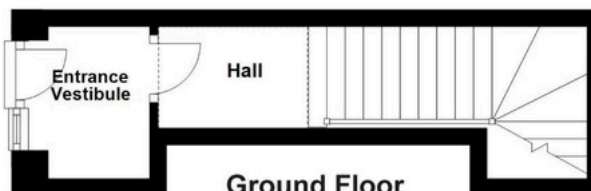
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CHARTERED FIRM

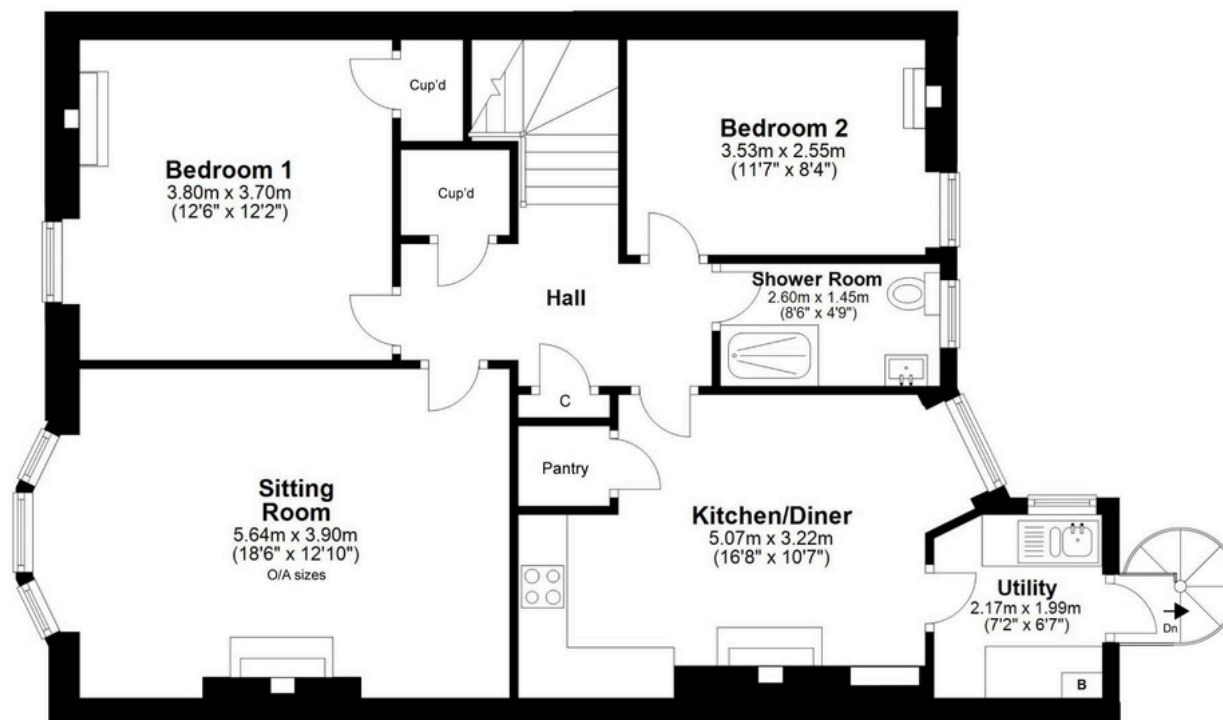
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor
Approx. 36.6 sq.metres (394.4 sq. feet)

Total Area: approx.
93.3 sq.metres (1004.5 sq. feet)



First Floor
Approx. 83.9 sq. metres (903.2 sq. feet)