



RALPH SAYER
SOLICITORS & ESTATE AGENTS

47 Restalrig Square

Restalrig, Edinburgh, EH7 6EZ

47 Restalrig Square

This main-door ground-floor flat is a bright and airy two-bedroom home which forms part of an established residential development in popular Restalrig. It is well-presented throughout in predominantly neutral hues, featuring a spacious, southeast-facing living room, a popular kitchen design, and a modern three-piece shower room. Furthermore, the flat boasts a large, enclosed garden that stretches from the front to the sides, incorporating well-maintained lawns and a southeast-facing timber deck for relaxing and dining in the sun.

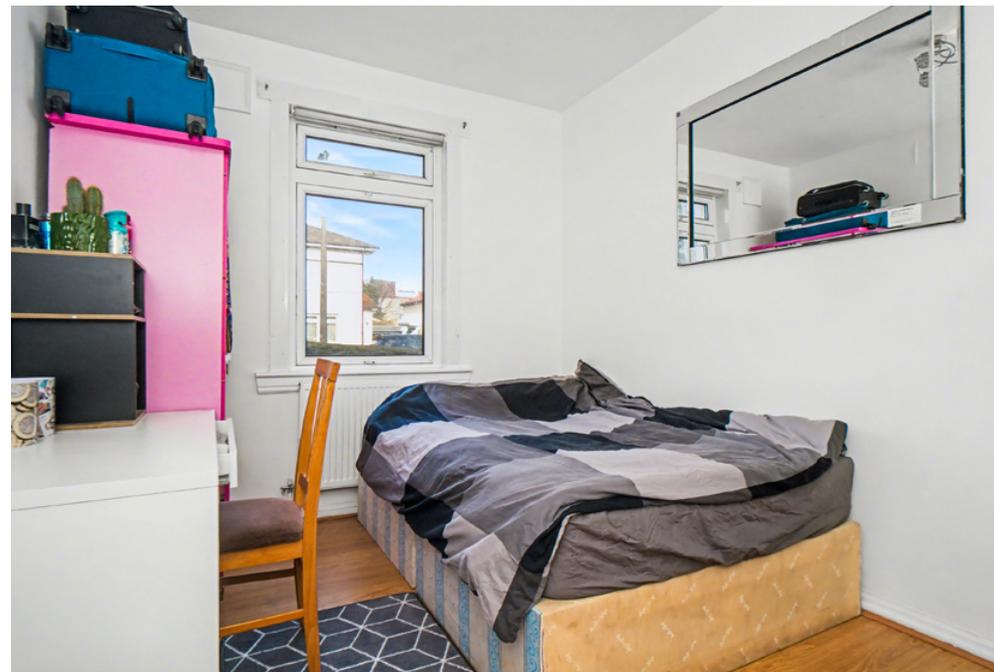
Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, gas hob, and extractor hood), and an undercounter washing machine to be included in the sale.



Property Summary

- A charming ground-floor flat
- Prime location in the heart of Restalrig
- Private main-door entrance
- Naturally-lit entrance porch
- Living room with patio doors to garden
- Fitted kitchen that is well appointed
- Two double bedrooms
- Monochrome-inspired 3pc shower room
- Generous, well-kept private garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £155,000





Living room with patio doors to garden, a fitted kitchen, two double bedrooms and a southeast-facing timber deck



Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

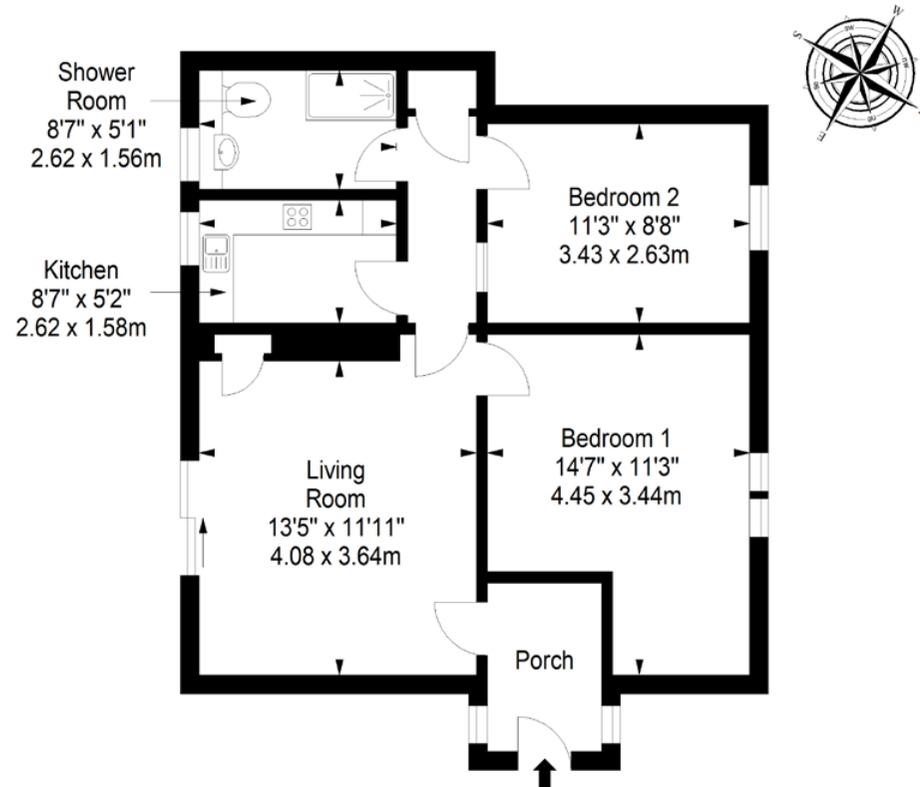
 **CHARTERED FIRM**

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. 56.3 sq. metres (606.0 sq. feet)



Total area: approx. 56.3 sq. metres (606.0 sq. feet)