

**89/2 Restalrig Road South
Edinburgh EH7 6JD**

Offers Over £135,000

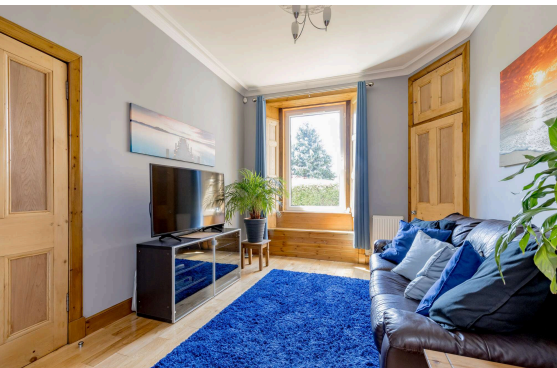
- Bright one bedroom Flat
- Gas Central heating
- Double glazing
- Well maintained communal garden
- On Street parking

Council Tax Band: A

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



Ground Floor Flat

Blair Cadell are delighted to present this bright and well-maintained one-bedroom property, ideally situated within the popular Restalrig area of Edinburgh. The area benefits from excellent local amenities and is within easy reach of the green space of both Lochend Park and Holyrood Park. Well served by public transport, the property offers convenient access to the City centre, Leith, and Portobello, making it an ideal choice for first-time buyers, professionals, or investors alike.

This attractive property is accessed via a shared main door entrance and consists; welcoming entrance hallway providing excellent storage. The lounge boasts a charming window seat with views over beautifully maintained communal gardens—perfect for relaxing or entertaining. The well appointed kitchen offers ample wall and floor mounted storage space. Quietly positioned to the rear of the property, the bedroom provides a peaceful retreat and boasts an elegant, ornate fireplace that adds a touch of period charm. The property further benefits from double glazing, gas central heating, well maintained sunny communal gardens and on street parking. Solid oak flooring throughout with exception to the kitchen and bathroom, the kitchen also benefits from a solid oak door.

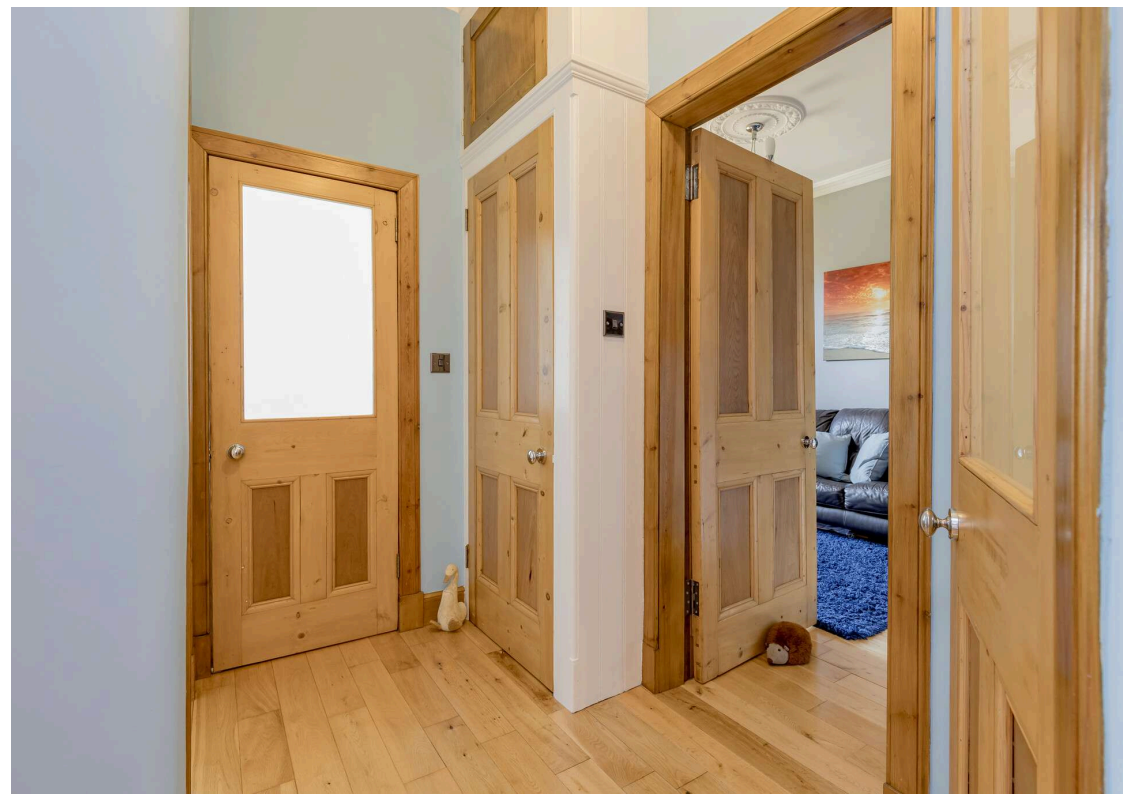
Restalrig is located to the north of Edinburgh's city centre, offering residents convenient access to Edinburgh City centre via a regular and efficient bus and tram services operating nearby. For those commuting by car, the City Bypass is just a short drive away, providing swift connections to the A1, A68, Edinburgh Airport, and the wider Central Belt motorway network.

The area is well-served by a variety of shopping options, Leith Walk adds further appeal with its eclectic mix of independent shops and local businesses.

For those who enjoy the outdoors, Holyrood Park—home to the iconic Arthur's Seat—is within easy reach. This expansive Royal Park offers scenic walking and cycling routes, panoramic city views, and a unique opportunity to explore Edinburgh's natural beauty just minutes from home.

Recreational opportunities also include Leith Links and Meadowbank Sports Centre, both offering excellent sports and fitness facilities. For leisure and entertainment, residents can enjoy the Vue Cinema complex and the vibrant Shore area, renowned for its popular cafés, bars, and award-winning restaurants. With such a wealth of amenities and green spaces, Restalrig is an attractive and well-connected location for a wide range of buyers.

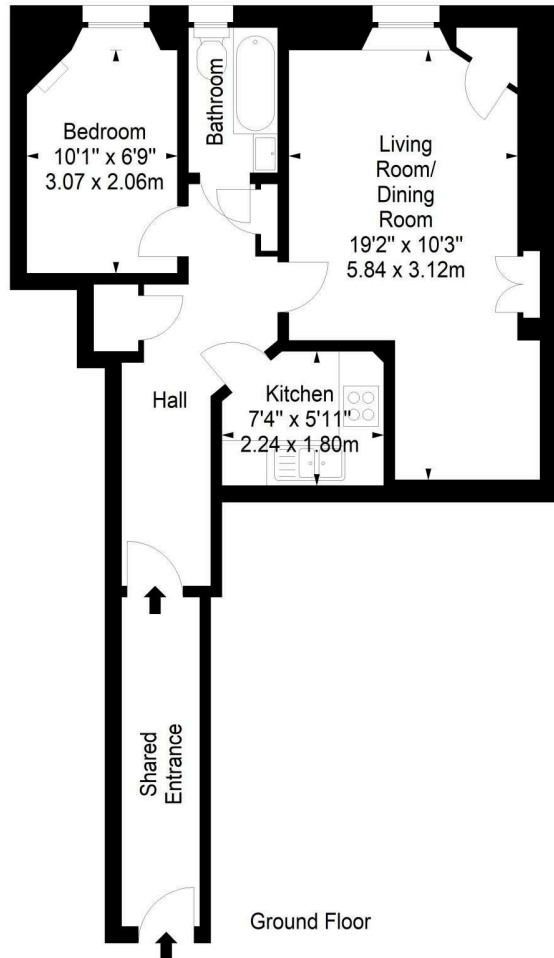
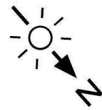




Restalrig Road South,
Edinburgh,
Midlothian, EH7 6JD



Approx. Gross Internal Area
430 Sq Ft - 39.95 Sq M
For identification only. Not to scale.
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