



9/2 Restalrig Circus
Edinburgh, EH7 6HL

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"9/2 Restalrig Circus is a stunning two-bedroom ground floor flat situated in the popular district of Restalrig"

- ENTRANCE STAIR
- LIVING ROOM
- KITCHEN/DINER
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE FRONT GARDEN
- COMMUNAL REAR GARDEN
- DRIVEWAY
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

Restalrig at one time, like so many other parts of the city was an independent village. However, as the city grew, the village was absorbed and it is now surrounded by other residential districts such as Lochend, Meadowbank and Craigentenny.

It is exclusively residential in nature and very conveniently located to east of the city centre. Within the village itself are a number of small shops attending to most daily requirements along with a branch of Scotmid and a Greggs store. Meadowbank Retail Park, Morrison's Supermarket and Fort Kinnaird Retail Park are a short drive away.

Schooling is well represented from nursery to senior level and local leisure amenities include Meadowbank Sports Stadium, Holyrood Park and Arthur's Seat which provide country like walks and Leith Links.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



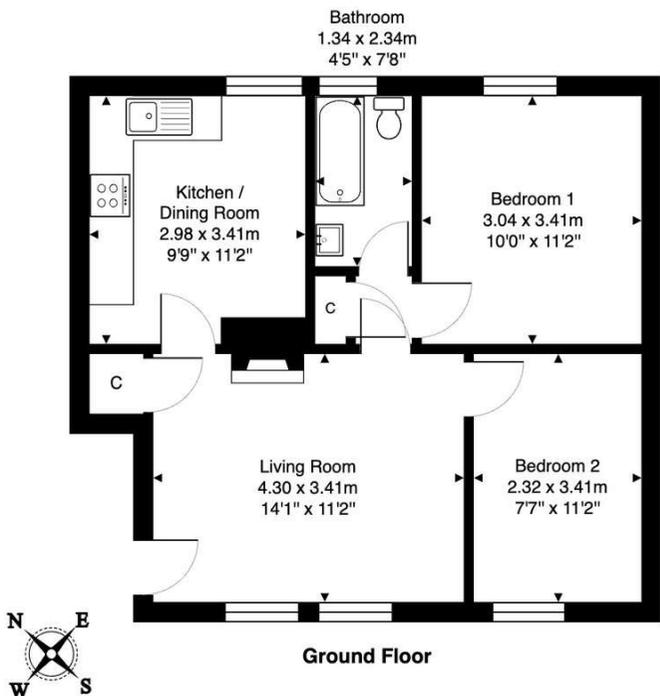
DESCRIPTION

9/2 Restalrig Circus is a stunning two-bedroom ground floor flat situated in the popular district of Restalrig, lying east of Edinburgh City centre. Having been extensively modernised throughout and with the benefits of off-street parking by way of a single driveway, early viewing is highly recommended. The property would make an ideal home for the first time buyer, young professionals or rental investors. The accommodation comprises: bright and spacious living room with feature fireplace; fitted contemporary kitchen diner with ample floor and wall mounted storage units; rear facing double bedroom 1 with built-in mirrored wardrobes; front facing double bedroom 2 and a modern fully tiled bathroom with mains fed shower over bath which completes the accommodation on offer. Further benefits include: laid to lawn private front garden, with private driveway adjacent; communal rear garden; gas central heating; double glazing and unrestricted on-street parking.

EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 50.9 m² ... 547 ft²

All measurements are approximate and for display purposes only.

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