

57/7 Restalrig Road

LEITH LINKS, EDINBURGH, EH6 8BE



*Spacious One Bedroom Flat In
Edinburgh's Leith Links/Restalrig Area*



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McEwan Fraser Legal is delighted to present this generously proportioned one-bedroom flat on the outskirts of Restalrig and Leith Links. The property benefits from being just a minute's walk from one of Edinburgh's largest green spaces, Leith Links.

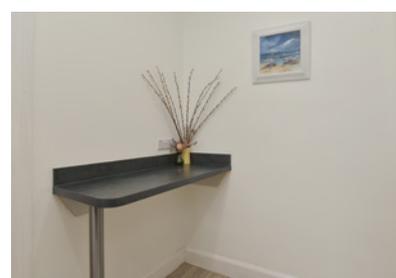
THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area which offers various possibilities for furniture arrangements.
- Fully equipped kitchen which is fitted with a modern kitchen. With a gas hob fan oven and fully integrated appliances.

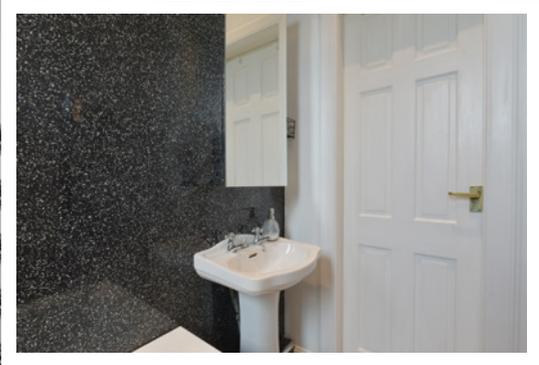
THE KITCHEN





- The property benefits from a well-proportioned three-piece bathroom with modern fixtures and fittings as well as a shower over the bath.
- The flat has one double bedroom which has a large built-in wardrobe and a separate cupboard.

THE BATHROOM



THE BEDROOM



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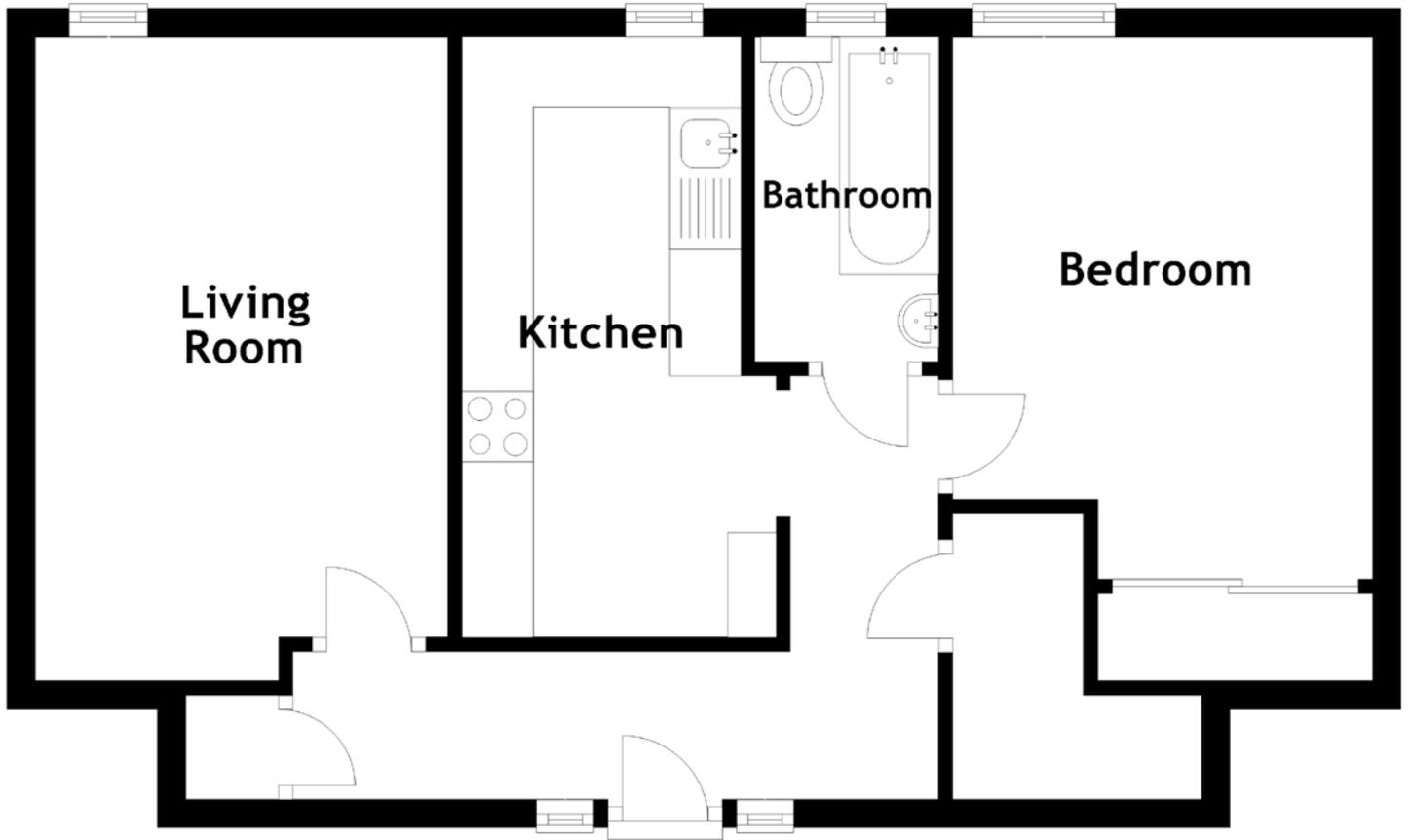


In addition, the property has large double-glazed windows and benefits from gas central heating making for a warm and cost-effective home, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

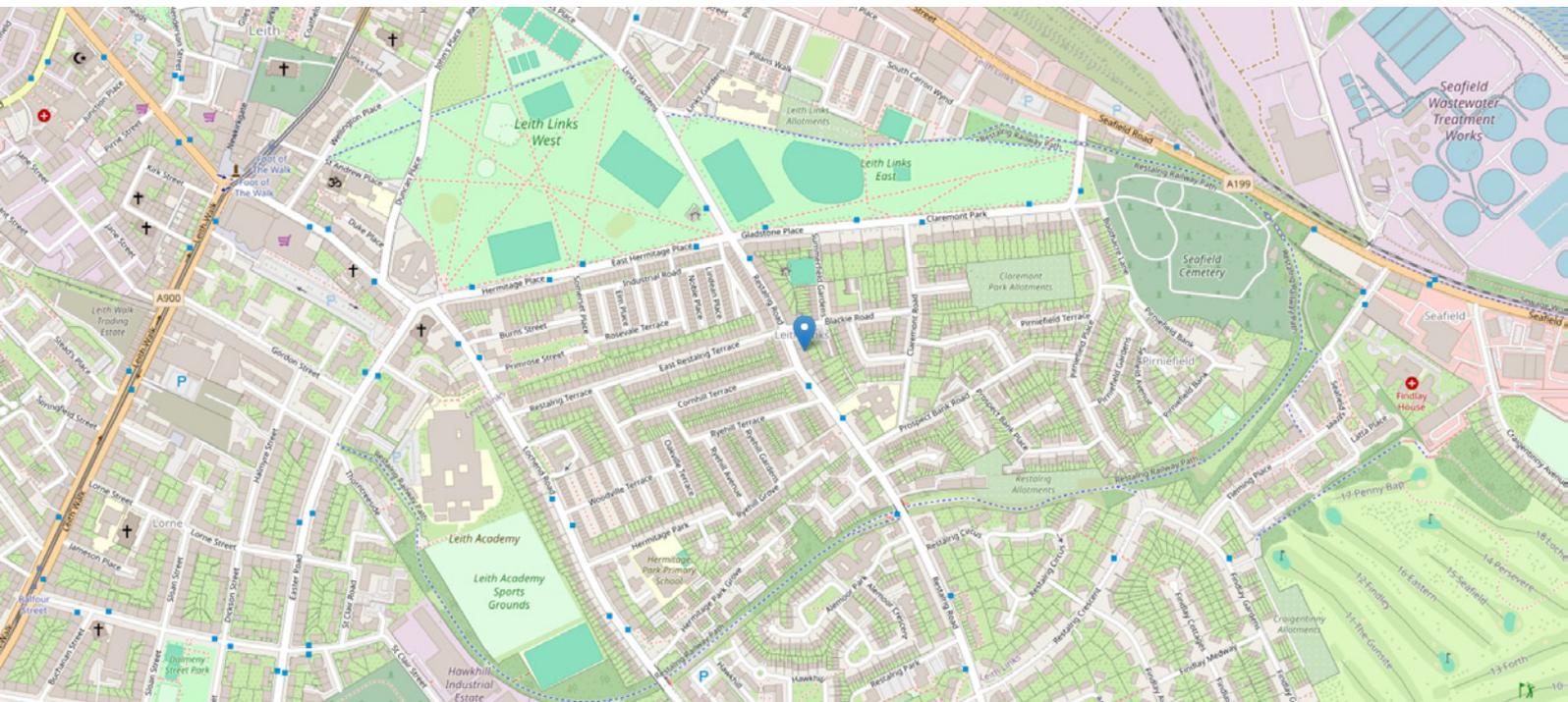
Living Room
Kitchen

4.56m (15') x 2.90m (9'6")
4.25m (13'11") x 1.96m (6'5")

Bathroom
Bedroom

2.30m (7'7") x 1.29m (4'3")
3.84m (12'7") x 2.95m (9'8")

Gross internal floor area (m²): 51m²
EPC Rating: C



THE LOCATION

Many would consider Edinburgh's Leith Links area to be one of the city's best-served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found. Leith is an established, independent community, and certainly, it is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries and a choice of dentists.





The shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

From here, it is a simple matter of a 25-minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the city by-pass.

Leith also has its own Primary and Secondary schools, the Academy being a community high school with access to adults during the day and evenings.



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