



49 Restalrig Road South,
Edinburgh, EH7 6LF



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Boasting a large plot with beautifully tended gardens is this immaculately presented semi-detached house, situated at the end of a small no through road cul-de-sac. The house has been lovingly upgraded by the current owner and offers bright and spacious accommodation with gas central heating and double glazed windows.

The accommodation includes an entrance hallway with storage cupboard and a lovely double aspect lounge / diner with window to front, French style doors to the rear and there is a feature fireplace. The kitchen has been fitted with a range of white gloss base and wall units with oven, hob, fridge/freezer, dishwasher and washing machine to remain. Upstairs there are three bedrooms, two with fitted wardrobes and there is a cupboard on the landing. The bathroom is fitted with a three piece white suite with shower over the bath and window to rear.

Externally there is a small shrubbery garden to the front and a driveway provides off street parking and leads to the single detached garage with up and over door, power and light and the tumble drier and additional fridge/freezer shall remain. The large rear garden has been beautifully landscaped and maintained over the years with an abundance of shrubs, trees and flowers with a large central lawn, patio area, raised deck and greenhouse.

Early internal viewing of this stunning home is essential to fully appreciate the accommodation on offer, quiet cul-de-sac setting and the fantastic gardens.

Area Description

Restalrig is a popular area lying to the east of Edinburgh's vibrant city centre. The area offers excellent transport links with local schooling available. There is a range of local shops within walking distance and Meadowbank Retail Park, Fort Kinnaird and Ocean Terminal are all within excellent distance. Meadowbank Sports centre is also close by. Also within walking distance are Holyrood Park and Arthur's Seat.





Accommodation

Lounge/Diner:	7.3m x 3.56m	(23'11" x 11'8")
Kitchen:	2.92m x 2.51m	(9'7" x 8'3")
Bedroom 1:	3.63m x 3.07m	(11'11" x 10'1")
Bedroom 2:	3.02m x 3.07m	(9'11" x 10'1")
Bedroom 3:	2.51m x 2.77m	(8'3" x 9'1")
Bathroom:	2.06m x 2.1m	(6'9" x 6'11")
Garage:	4.8m x 2.5m	(15'9" x 8'2")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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