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**'DUNIRA'
62A RESTALRIG ROAD SOUTH
OLD RESTALRIG VILLAGE
EDINBURGH**

Charming, historic 4/5 bedroom linked detached villa circa 1700 situated within old Lestalyrck or Restalrig as it is known today, opposite St. Margaret's Church.

Vestibule; reception hall; spacious, comfortable lounge; kitchen/dining room; office/study; downstairs WC; utility room; downstairs double bedroom; carpeted staircase to upper level; 3 further double bedrooms; an occasional single bedroom; family bathroom; large, partly-floored attic.

Sash and casement windows; gas central heating; storage; period style features; private enclosed rear courtyard garden with side access and free street parking.

Fixed Price £295,000





GENERAL DESCRIPTION

A house with a history. Built circa 1700 in the old village of Lestalyrck or Restalrig as it is known today this charming period property offers an abundance of character and extremely flexible accommodation. It is situated opposite St Margaret's Parish Church where the old well of the Patron Saint of the village, St Triduana, is still to be found. To this ancient and holy place came many pilgrims seeking comfort and healing and according to legend 'Dunira' was itself used by the church as a hostelry for weary travellers. The spacious 4-5 bedroom accommodation has all the attributes of an excellent family home with many period features including, fireplaces, cornice work, quarry tile flooring and stripped floors and doors. It has the added benefit of gas central heating and an extremely pleasant, secluded, private rear garden with side access for easy maintenance.

This is a unique opportunity to purchase a truly unique property. Early viewing is strongly recommended.

SITUATION

The property is conveniently placed for a wide range of excellent local services and amenities whilst amazingly retaining an extremely 'rural' feel. It is close to Arthur's Seat, Queen's Park and the Scottish Parliament; to Portobello and its beach; to Leith with its many restaurants and the Scottish Government offices at Victoria Quay. Good, frequent bus services run close by, to many areas including the City Centre which is approximately one mile to the West. Waverley station is a short drive away (5 minutes outside of rush hour). The City Bypass is also nearby, providing easy access to East Lothian and to the motorway network to the west of Edinburgh.

ACCOMMODATION

(All Sizes Approximate)

VESTIBULE

The entrance vestibule has a solid wooden door, quality Terrazzo flooring and cornice to ceiling.

HALLWAY

15'11" x 4'8" (4.85m x 1.42m) at widest points

A spacious and welcoming hallway. Carpeted floor. Access to all rooms and carpeted sweeping staircase to the upper level.

LOUNGE

18'3" x 10'8" (5.57m x 3.31m)

Spacious front facing lounge with box bay sash and casement window. There are pleasant views to the medieval church opposite. This room has a beautiful fireplace with slate hearth and plinth. Cornice work to ceiling; picture rail. Carpeted floor (wooden floor underneath is in good order).



KITCHEN/DINING ROOM

14'9" x 11'27" (4.54m x 3.43m)

The distinctive kitchen is rustic in style and has a box bay sash and casement window to the side allowing natural daylight from the south and west. The work surfaces incorporate the large stainless steel sink and there is ample cupboard space. Wooden floors and doors. The single oven with gas hob and chimney style extractor hood are included in the sale.

OFFICE/STUDY

11' 43" x 7'03" (3.48m x 2.14m)

Ideally placed to the rear of the property and secluded in its location, this peaceful room also has a box bay window.

UTILITY ROOM

9'4" x 7'47" (2.75m x 2.27m)

Conveniently placed to the rear of the property, with access door to the secluded court yard garden, this room has an automatic washing machine, stainless steel sink, ample work surfaces and generous cupboard space. Laminate flooring.

DOWNSTAIRS WC

The WC has a wall mounted sink, quarry tiled flooring and rear privacy window

BEDROOM 1

15'0" x 10'0" (4.58m x 3.05m)

This double bedroom with large box bay sash and casement window and stripped floor boards is situated at ground level and could easily be converted into a dining room or large office.

BEDROOM 2

14'8" x 12'01" (4.53m x 3.66m)

This front facing double bedroom has a box bay sash and casement window. Wooden fireplace. Pleasant view to church grounds opposite. Stripped floor boards.

BEDROOM 3

18'6" x 9'0" (5.64m x 2.74m)

Front-facing spacious double bedroom with box bay sash and casement window. Stripped floors. Lovely wrought iron fireplace with tiled hearth and plinth. Built-in wardrobe.

BEDROOM 4

16'4" x 10'5" (4.98m x 3.18m)

This large double bedroom is situated at the rear of the property with pleasant views into the courtyard garden. Box bay sash and casement window. Cornice. Carpet.



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Ground Floor Plan



First Floor Plan

BEDROOM 5

11'3" x 8'2" (2.05m x 3.45m)

The single bedroom to the rear of the property has a box bay sash and casement window and a carpeted floor. Entrance is via Bedroom 4, so the potential is there to convert it to provide Bedroom 4 with an en-suite and dressing room if so desired.

BATHROOM

8'7" x 5'1" (2.46m x 1.58m)

A spacious bathroom comprising of a bath with mains shower over, art deco style pedestal wash basin and WC. Privacy window to rear. Tiled effect laminate flooring and tiling to splash areas.

ATTIC

Extensive partly-floored attic. Access from upper hallway.

COURTYARD GARDEN

The private, enclosed courtyard garden has a selection of shrubs and is paved throughout. There is a large shed to the rear and access to the side for easy maintenance.

PARKING

Free on-street parking.

NOTES OF SALE 3

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

ENTRY

By Arrangement

VIEWING

Thursday 7-8pm, Sunday 2-4pm or by appointment telephone Russel + Aitken or 0131 20 20 600.

PRICE

Fixed Price £295,000