

**14 Ale Moor Park
Edinburgh
EH7 6US**

Offers over £375,000



Mackay Sinclair is pleased to introduce this charming three-bedroom detached villa, featuring private gardens and a driveway, located in a peaceful, contemporary residential area in Restalrig, just east of Edinburgh's city centre.

Viewing:

Strictly by appointment 0131 652 1166

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The current owners have thoughtfully extended the property to include a spacious, light-filled Dining Room/Kitchen with a conservatory and sliding patio doors leading to a private rear garden. The villa is presented in move-in condition, offering bright, modern, and expansive accommodation over two levels, ideal for families and professional couples seeking additional space.

The kitchen includes a well-designed utility area, providing additional space for storage. The garage has been thoughtfully converted into extra living space, perfect for a home office, playroom, or guest suite.

The master bedroom features an ensuite bathroom, offering privacy and a touch of luxury for the homeowners. Additionally, the property includes a driveway that accommodates two cars, ensuring ample parking space for residents and guests.

Outside, the property boasts well-maintained gardens at the front and rear, perfect for outdoor entertaining. Additional benefits include double glazing, gas central heating, and a partially floored loft. Early viewing is highly recommended!

Restalrig is a residential area located to the east of Edinburgh's city centre. The local amenities include a variety of shops catering to everyday needs, and residents also benefit from the proximity to larger shopping destinations such as the Meadowbank Retail Park and the east end of the city centre, both of which are just a short journey away.

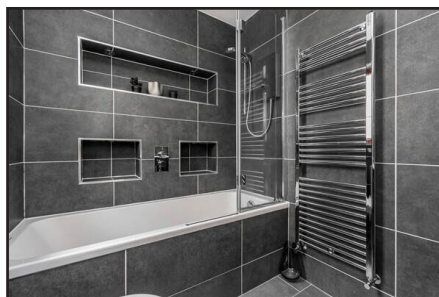
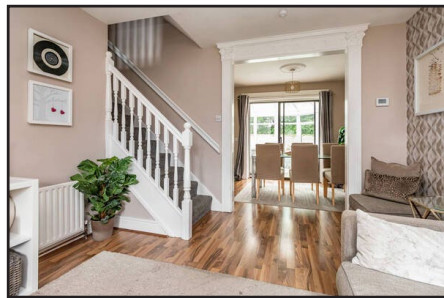
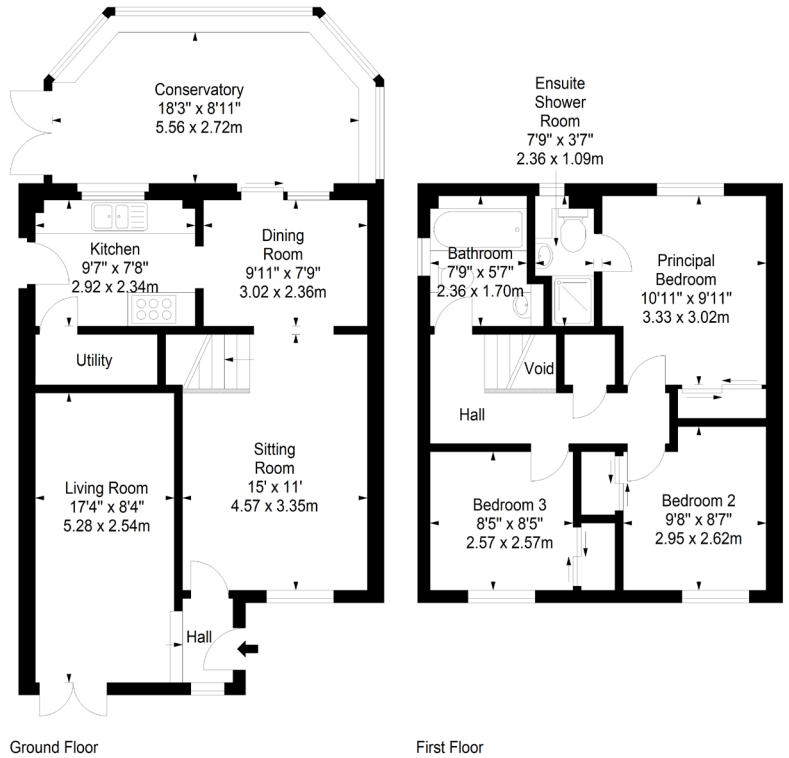
For those who enjoy outdoor activities, Restalrig boasts several leisure facilities. Leith Links and Holyrood Park provide ample green space for walking, jogging, and picnicking.

The area is well-served by an efficient public transport network, ensuring easy access to the city centre and other nearby locations. Overall, Restalrig combines the comfort of residential living with the benefits of urban convenience, appealing to a diverse range of residents.

**Alemoor Park,
Edinburgh, EH7 6US**



Approx. Gross Internal Area
1163 Sq Ft - 108.04 Sq M
For identification only. Not to scale.
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