

3C (flat 4) Loaning Road, Restalrig, Edinburgh, EH7 6JE





### 3C (flat 4) Loaning Road | Restalrig | EH7 6JE

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#### Description

Situated in sought-after Restalrig area, this two-bedroom apartment offers a prime location just three miles from the heart of Edinburgh, within easy reach of fantastic amenities, shopping facilities, scenic green space, and commuter links. Additionally, it allows easy access to Portobello Beach and the A1 for swift travel out of the city. The property lies on the second floor of a modern factored development and offers tastefully presented interiors and represents an ideal first purchase.

- Hallway with storage
- Living/dining room open plan to fitted kitchen
- Two bedrooms both with fitted wardrobes
- Bathroom consisting of a white suite with shower
- Electric central heating and double glazing
- Secure entry system
- Communal bike store
- Residents permit parking

#### Extras

The blinds, induction hob, oven, dishwasher, washing machine/tumble dryer and fridge/freezer are included.

#### Factor

The development is factored by Fior Asset and Property for approx. £300 per quarter according to the vendor. This includes maintenance of communal areas and block buildings insurance.

EPC Rating: C



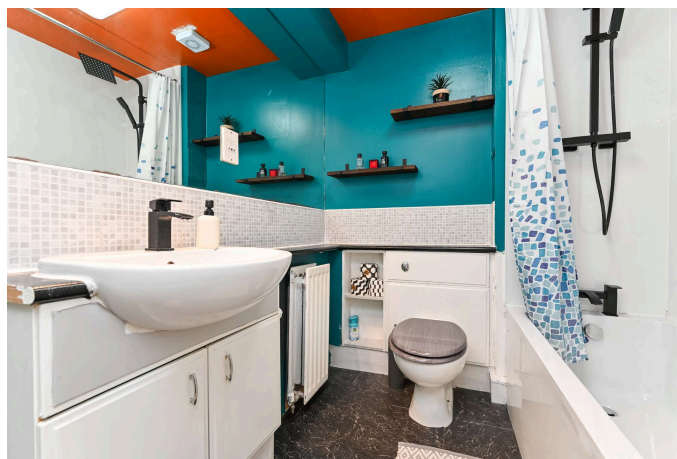


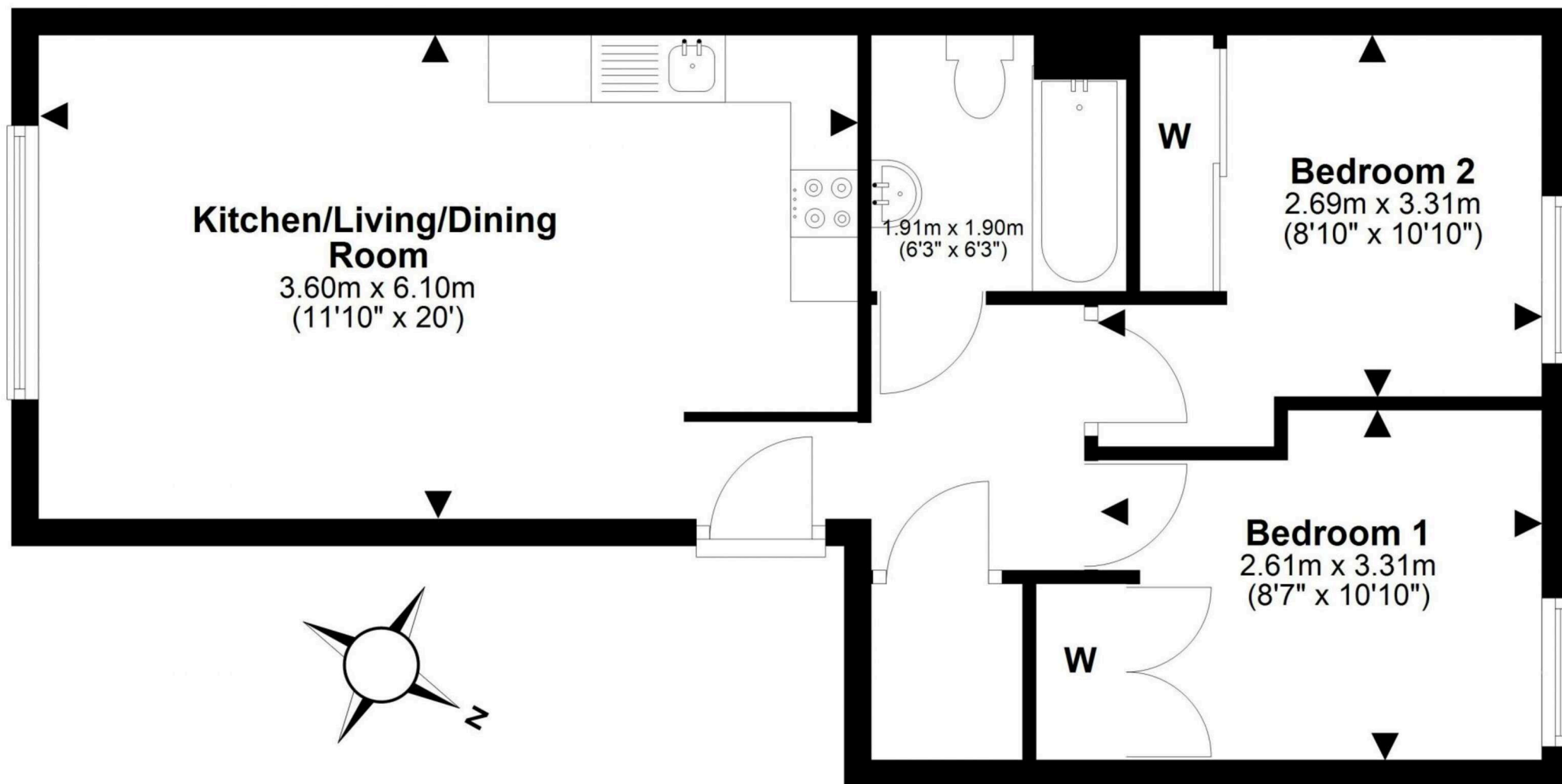
### Location

Lying north-east of Edinburgh, the suburb of Restalrig is located less than three miles from the city centre and neighbours the seaside suburb of Portobello, with its much loved sandy seafront. The area is in easy reach of numerous well stocked shopping facilities, including Meadowbank Shopping Park, with a large supermarket and an array of other high-street retail outlets, and Portobello's delightful selection of independent shops, cafes and eateries, and another supermarket. In addition to its enviable coastal location, offering a wonderfully scenic setting for outdoor recreation, superb indoor sports can be found at a number of nearby swimming pools and gyms, whilst Craighentenny Golf Course will no doubt appeal to golf enthusiasts. Restalrig enjoys access to excellent transport links in and out of the city, including bus services running day and night, and is conveniently-placed for access to the City Bypass and the motorway network. Excellent state schools fall within the suburb's catchment area, whilst many of the capital's reputable independent schools are also easily accessible.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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