



21/2 Findlay Avenue

Restalrig, Edinburgh, EH7 6HB



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53sqm

EPC

C

AS Anderson
Strathern

21/2 Findlay Avenue

Edinburgh, EH7 6HB

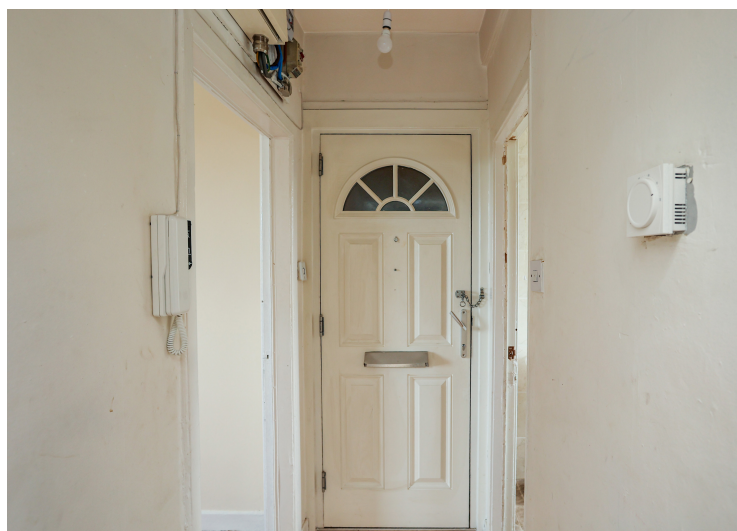
Situated in the popular Restalrig area, this well-proportioned 53sqm first floor flat offers comfortable living within a two-storey block.

The accommodation comprises a welcoming hall, spacious south-west facing living room, fitted kitchen with ample space for appliances, two generous bedrooms, and a bathroom with shower over bath.

Benefiting from double glazing and gas central heating, the property ensures warmth and energy efficiency throughout. Externally, the flat comes with an area of private garden and access to a common garden ground with drying green for convenience. This appealing home presents a fantastic opportunity for first-time buyers, downsizers or investors alike.

Property features

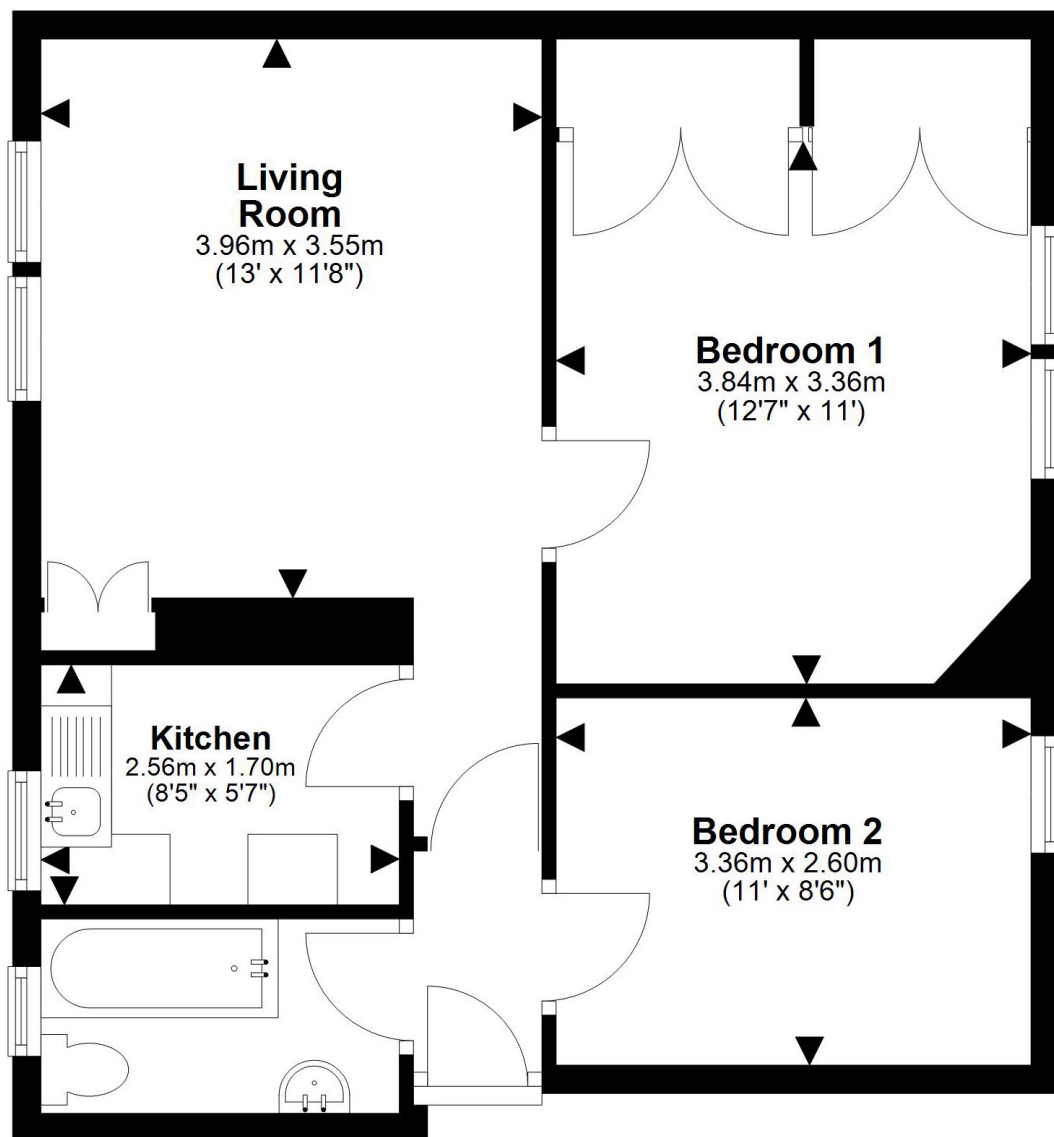
- Private garden grounds
- Shared drying green
- Excellent potential
- Double glazing
- Gas central heating
- Bedroom storage
- On-street parking



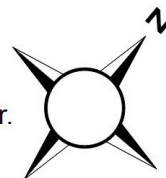


Location

Restalrig is an established residential area which lies close to London Road, and is less than two miles east of Edinburgh city centre. There are a number of local shops and Meadowbank Retail Park is only half a mile away. For recreational and leisure facilities Queens Park and Arthur's Seat are all easily accessible. Cycle tracks intersect the whole neighbourhood and there are excellent bus services providing quick and regular access to the city centre and surrounding areas. The city bypass is about two miles from the property, which provides links to Edinburgh International Airport and other major motorway networks.



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.



Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council tax band B

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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