



13/2 Restalrig Drive
CRAIGENTINNY | EDINBURGH | EH7 6JX


warner's
solicitors & estate agents



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Well-presented modern two-bedroom, ground-floor flat situated in the ever-popular Restalrig area of Edinburgh lies to the east of the city centre. This beautiful apartment would make an ideal first-time purchase, as well as offering significant investment potential. The spacious living room has a dining area and storage cupboard, the fully fitted kitchen currently comprises a fridge/freezer, gas hob, oven and fan and boiler cupboard. The two bedrooms are both well-proportioned and both with built in storage, the hall also benefits from a good-sized storage cupboard and secure entry and completing the accommodation is the bathroom with shower over the bath. The property also benefits from a shared rear garden and residents parking.

- Two-bedroom ground floor apartment
- Desirable location
- Spacious living room
- Fitted kitchen
- Two well-proportioned bedrooms with built in storage
- Bathroom with shower over the bath
- Residents car park and shared garden
- Excellent local amenities
- Easy access to public transport links
- EPC rating Band C
- Council Tax Band A

Factor : RMG Living - costs are approximately £150, paid every 3 months.

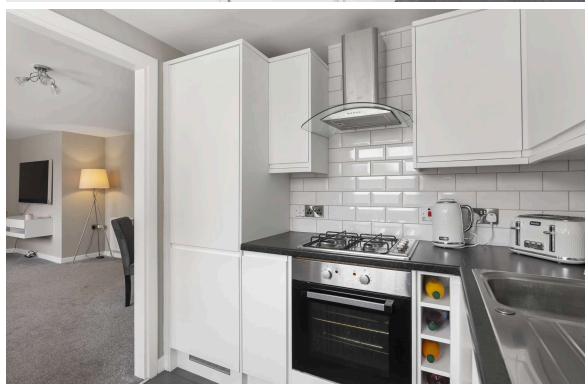
Included in the sale will be all kitchen appliances, including the washing machine, and all blinds.

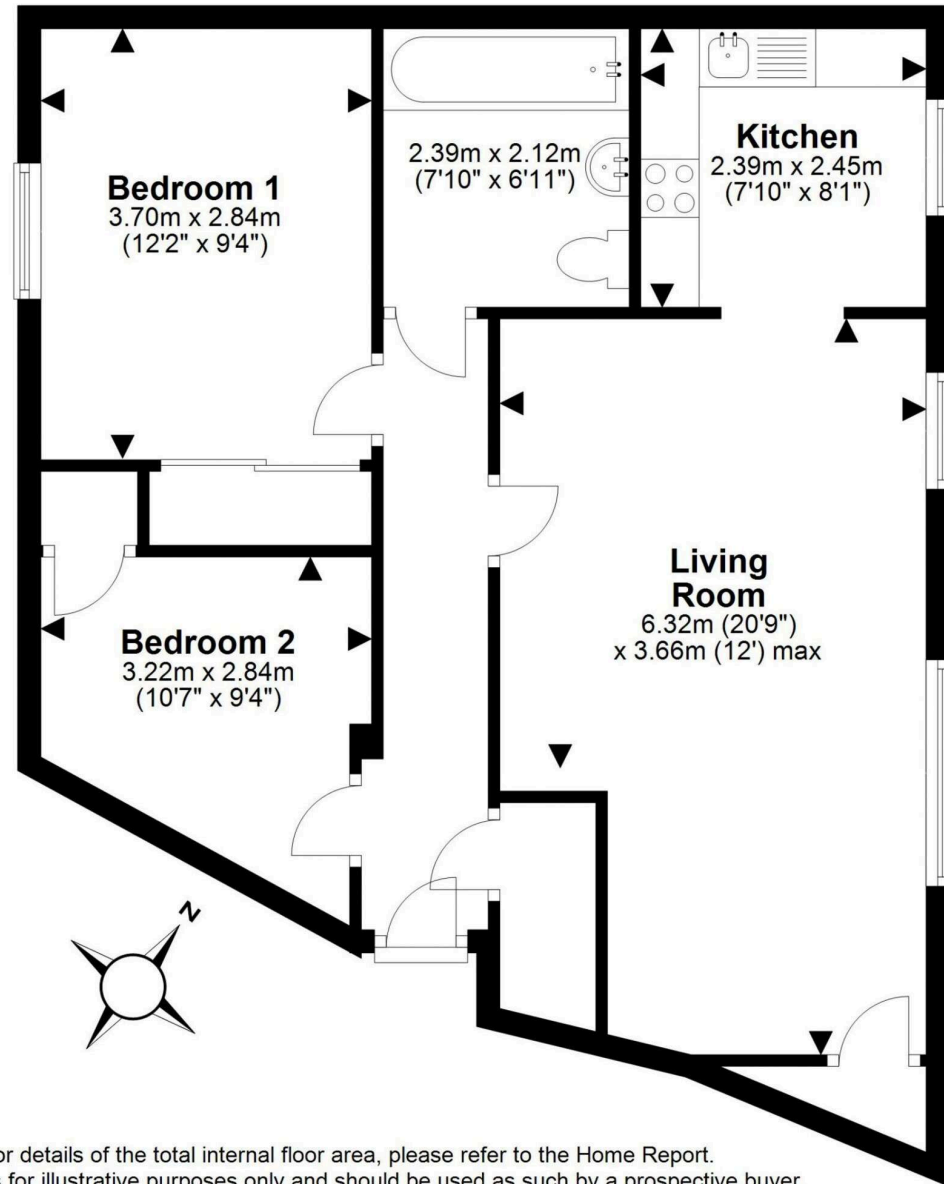


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The ever popular Restalrig area of Edinburgh lies to the east of the city centre. A great range of shops and recreational facilities can be found at Meadowbank Retail Park, Ocean Terminal and St James Quarter, all of which are within easy reach. The green open space of Leith Links and Holyrood Park, plus the golden sandy beach at Portobello, are also easily accessible. The recently refurbished Meadowbank Sports Centre boasts a gym, cafe, outdoor football pitch, athletics track and a choice of fitness studios. An efficient public transport network is on hand, with 24-hour buses nearby and a tramline running through Leith accessing the city centre and Edinburgh International Airport, whilst a short drive allows access to the city bypass and on to the main motorway networks.





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