

COULTERS[®]

FLAT 6 10 RESTALRIG DRIVE

RESTALRIG, EDINBURGH, EH7 6FY

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Flat 6, 10 Restalrig Drive is a well-proportioned two-bedroom second-floor apartment set within a converted C-listed factory building. With a peaceful and well-connected location, the flat offers an appealing opportunity for first-time buyers and buy-to-let investors.

A highlight of this home is the very generous sitting room which also provides space for both dining and home working.



KEY FEATURES



Second floor flat close to excellent range of amenities.



Two double bedrooms.



Very spacious sitting/dining room.



Allocated parking space.



Communal bike store.



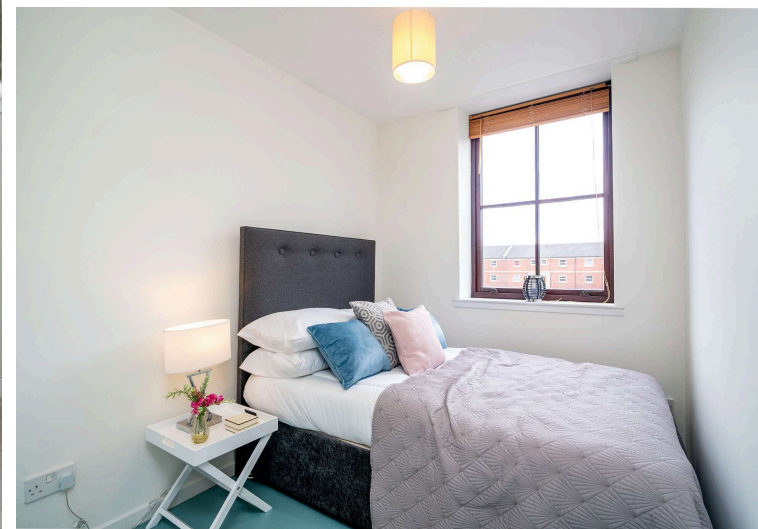
Easy access to buses into the city centre.



EPC Rating - C



Council Tax Band - D



The remaining accommodation comprises: a fitted kitchen with freestanding appliances (all of which are included in the sale); a bright and spacious double bedroom with built-in mirrored wardrobe and twin windows; a second smaller double bedroom with built-in storage cupboard; and a bathroom with three-piece suite and electric shower over the bath. Cupboards off the hall offer additional storage.

There is a secure entry system within the building, and the flat itself is fitted with double glazing and electric heating. The property also benefits from an allocated parking space and a communal bike store.

The factor for the development is James Gibb and the annual service charges are approximately £1,400 which includes buildings insurance.



THE LOCAL AREA

Restalrig Drive is conveniently located to the north-east of Edinburgh's city centre, well placed for a range of local amenities and excellent transport links. Nearby Meadowbank Sports Centre provides state-of-the-art fitness facilities, while Meadowbank Retail Park offers a variety of high-street outlets alongside a Lidl and a Sainsbury's supermarket for everyday shopping.

The property is also within easy reach of the sandy beach and promenade at Portobello, ideal for seaside walks and outdoor leisure, as well as Craigentenny Golf Course for keen golfers. Families benefit from a good range of schooling options with the property lying in the catchment area for Hermitage Park Primary and Leith Academy. Regular bus services run from the surrounding streets, providing quick and direct access into the city centre, while road users benefit from easy connections to the A1 and Edinburgh City Bypass.

EXTRAS

The blinds, curtains, fitted flooring and white goods are included in the sale. The light fittings/shades do not form part of the sale.

HOME REPORT VALUATION: £190,000



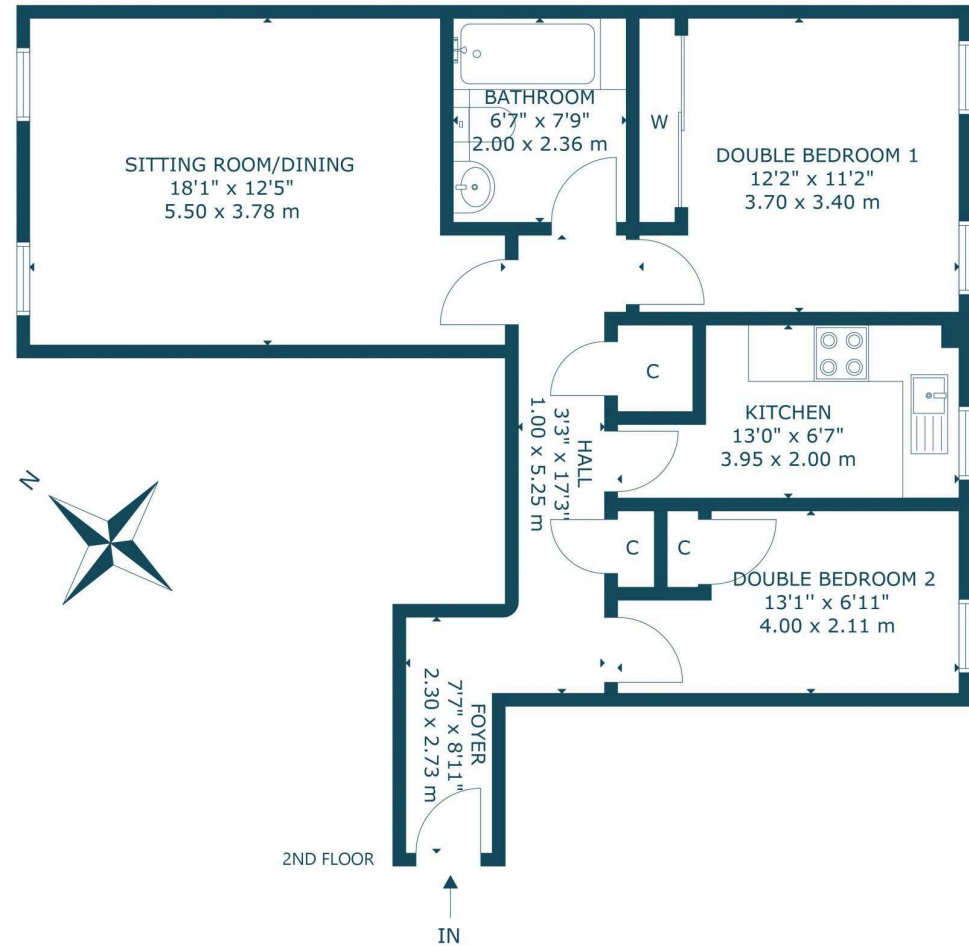
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 689 SQ FT / 64 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.