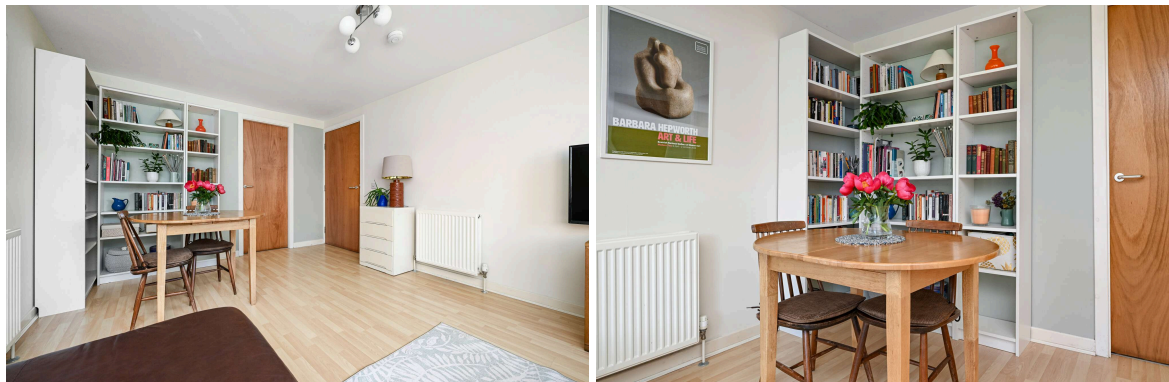




2/1 Saint Triduana's Rest
RESTALRIG | EDINBURGH | EH7 6LN


warners
solicitors & estate agents



2/1 Saint Triduana's Rest

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Situated within a peaceful cul-de-sac, Warners are delighted to present this attractive ground floor apartment, offering spacious, dual-aspect accommodation within the sought-after modern development of St. Triduana's Rest. Beautifully presented in light, neutral tones and complemented by fitted floor coverings throughout, the property benefits from gas central heating, double glazing, and residents' off-street parking.

The generously proportioned corner living room is bathed in natural light thanks to windows on two aspects, enjoying a pleasant leafy outlook over the landscaped communal grounds, with ample space for both relaxing and dining. The well-appointed kitchen features a range of fitted base and wall units, offering excellent storage and workspace. Stylish tiled splashbacks and contemporary spotlighting enhance the bright, modern feel. Integrated appliances include a gas hob, electric oven, stainless steel extractor hood, and washing machine.

The bathroom is fitted with a white three-piece suite, including a bath with electric shower and screen. A large, partially shelved cupboard located off the hallway houses the combi boiler and offers versatile additional space, which could have potential to be a utility area, or home workspace.

The principal double bedroom benefits from a spacious built-in wardrobe and enjoys a westerly outlook over the communal grounds. The second double bedroom also features a built-in cupboard. Both rooms are tastefully decorated and well-proportioned. The welcoming reception hall includes a secure entry phone system, smoke detector, thermostat, and access to a cupboard housing the gas and electricity meters, along with additional storage. Externally, the property is set within well-maintained landscaped grounds, with shared residents' parking and the added benefit of a private lock-up, ideal for bicycles and additional storage.

- Quiet cul-de-sac location
- Bright dual-aspect living space
- Two double bedrooms
- Modern fitted kitchen
- Excellent storage and private lock-up
- Gas central heating, double glazing, residents' parking

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

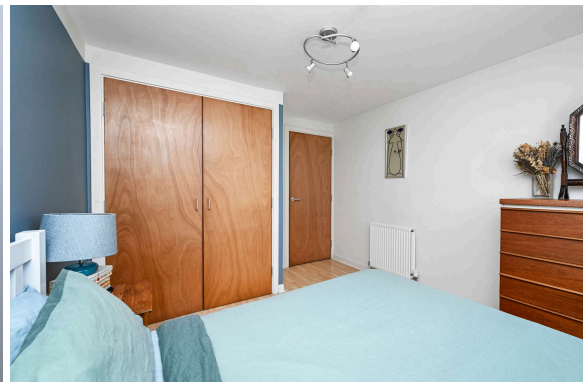


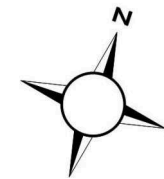
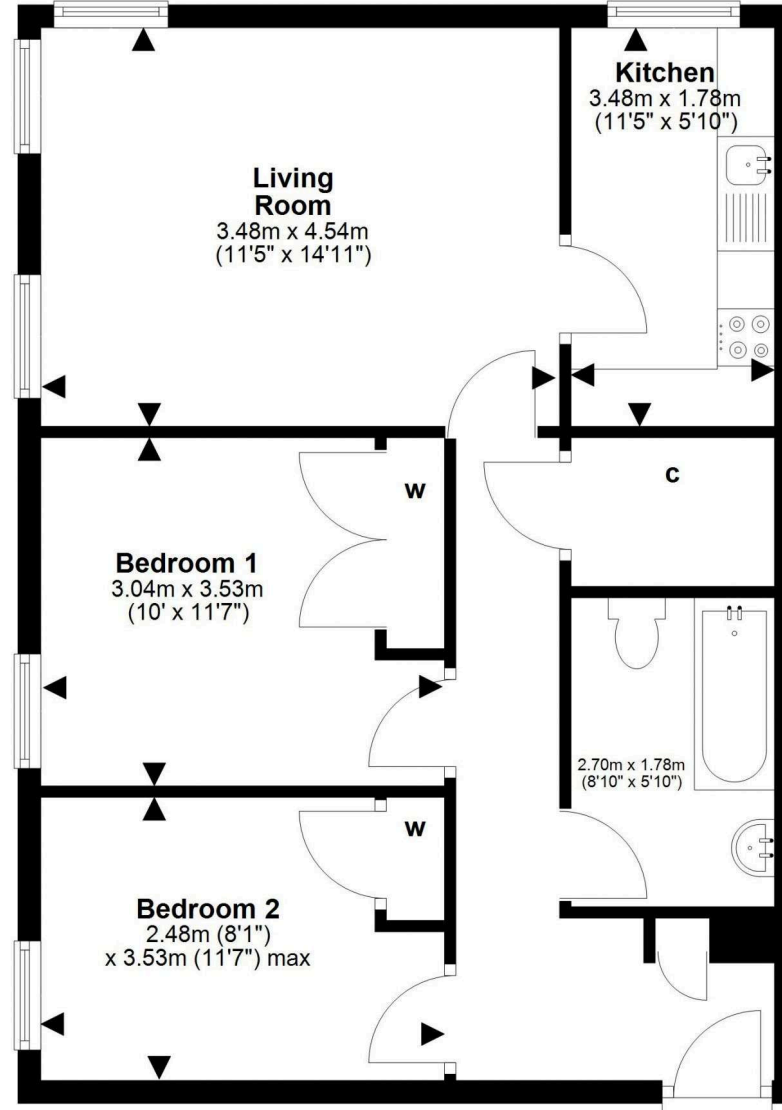
Energy Rating C, Council Tax band D.

Included in the sale will be all fixtures, fittings, blinds and curtains, integrated cooker and washing machine. The free-standing fridge freezer can also be included if required.

Factor fees of approximately £200 per quarter.

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.





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.