



34 Restalrig Square
RESTALRIG | EDINBURGH | EH7 6EZ


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Well-presented two-bedroom lower villa with private garden and large driveway situated in the ever-popular Restalrig area of Edinburgh 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 the boiler cupboard, electric hob, oven, fan and a washing machine. The two bedrooms are both well-proportioned and completing the accommodation is the shower room with a walk-in waterfall shower. The property also benefits from a large private garden and driveway.

- Two-bedroom lower villa
- Desirable location
- Spacious living room with storage cupboard
- Fitted kitchen
- Two well-proportioned bedrooms
- Shower room with walk in waterfall shower
- Large private garden and driveway
- Excellent local amenities
- Easy access to public transport links

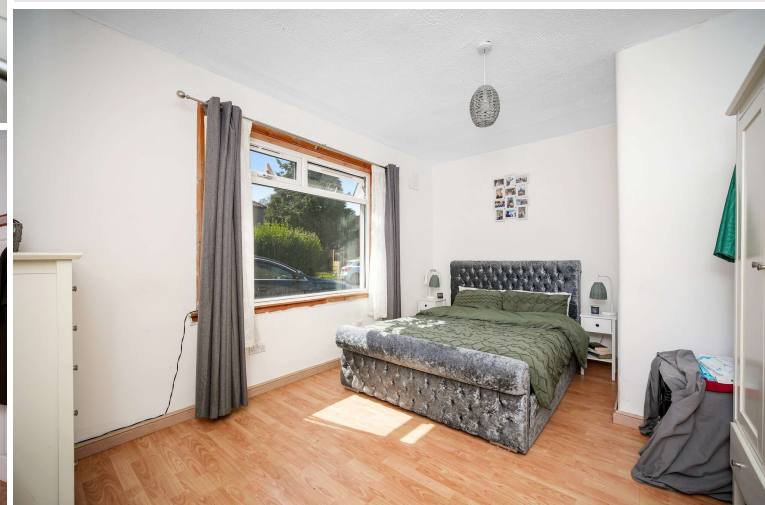
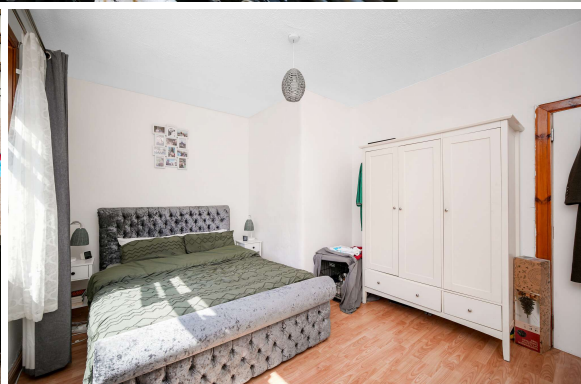
Council Tax B Energy Rating C

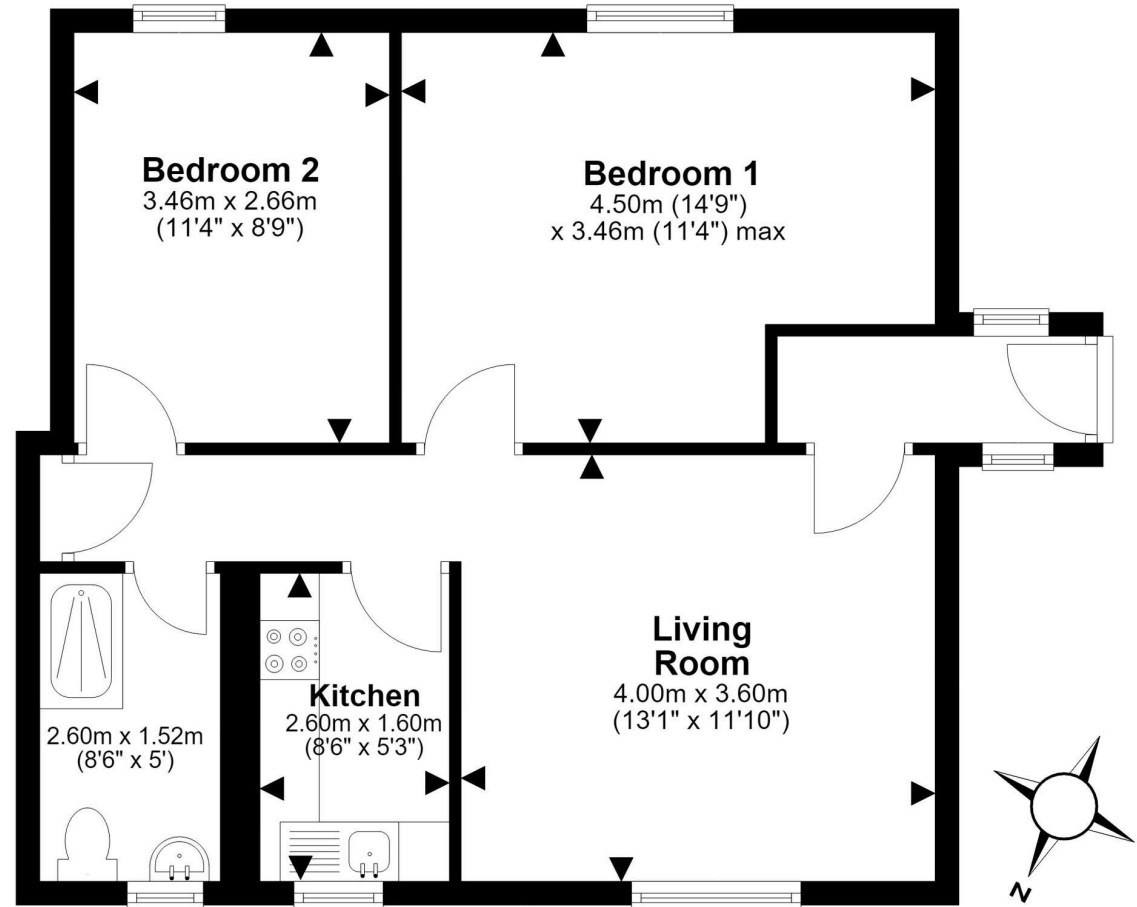
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The sale will include all fittings and fixtures with the exception of the tumble dryer which will not be included in the sale.

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.