



12/2 Restalrig Drive
Restalrig, EH7 6FY

deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Sitting Room
- Kitchen
- Two Bedrooms
- Shower Room
- Electric Heating & Double Glazing
- Allocated Parking Space
- EPC Rating - D



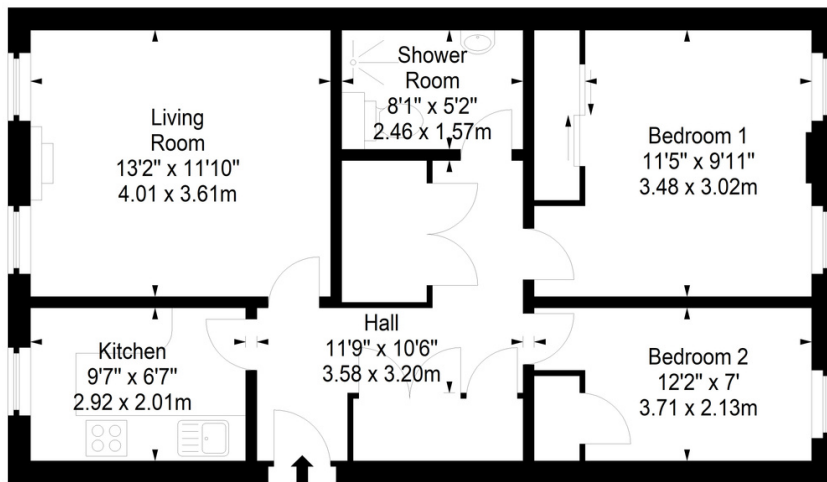
Forming part of a 'C' Listed factory building, this charming, light and airy ground floor flat is located within the popular residential area of Restalrig to the east of the City Centre. There are local day to day shopping requirements available within walking distance with Meadowbank Retail Park a short drive away offering further specialised shopping. The City Centre is within easy reach by way of a good regular public transport service which travels to many parts of the City. Recreational facilities can be found at Meadowbank Sports Centre with Holyrood Park a short drive away. The accommodation would make an excellent first purchase and comprises; secure entry phone system, welcoming entrance hallway with excellent storage, sitting room, fitted kitchen, two double bedrooms/one with built-in mirrored wardrobes and shower room. The property benefits from an allocated parking space, electric heating and double glazing. The development is factored by James Gibb and includes buildings insurance. The approximate factor fee is £250 per quarter. Included in the sale are the fitted carpets and floor coverings, cooker, washing machine and fridge-freezer. All appliances included in the sale are sold as seen with no warranty provided.



Restalrig Drive,
Edinburgh,
Midlothian, EH7 6FY



Approx. Gross Internal Area
656 Sq Ft - 60.94 Sq M
For identification only. Not to scale.
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Ground Floor



Disclaimer: 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 the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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 the 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 Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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