



62/4 Restalrig Drive
RESTALRIG | EDINBURGH | EH7 6JW


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Nestled on a quiet street, moments from excellent amenities, quick transport links and vast open green spaces is this spacious first floor apartment. Now in need of modernisation the property boasts double glazing, gas central heating and a well-kept communal garden and has the potential to make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright twin windowed lounge which flows through to the separate fitted kitchen, two well-proportioned double bedrooms and the flat is completed by a bathroom with three piece suite.

- Heart of Restalrig location
- Close to excellent shops and quick transport links
- Near Portobello beach and Arthur's Seat
- On an excellent bur route to city center (around 10mins)
- Now in need of modernisation
- Welcoming hallway with storage
- Bright twin windowed lounge
- Fitted kitchen
- Two large double bedrooms
- Bathroom with three piece suite
- Gas central heating
- Double glazing
- Well-kept communal garden

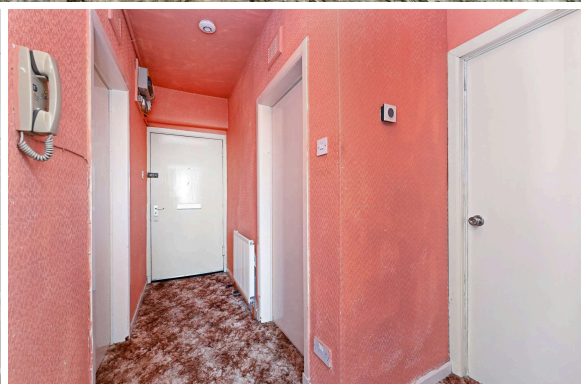
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

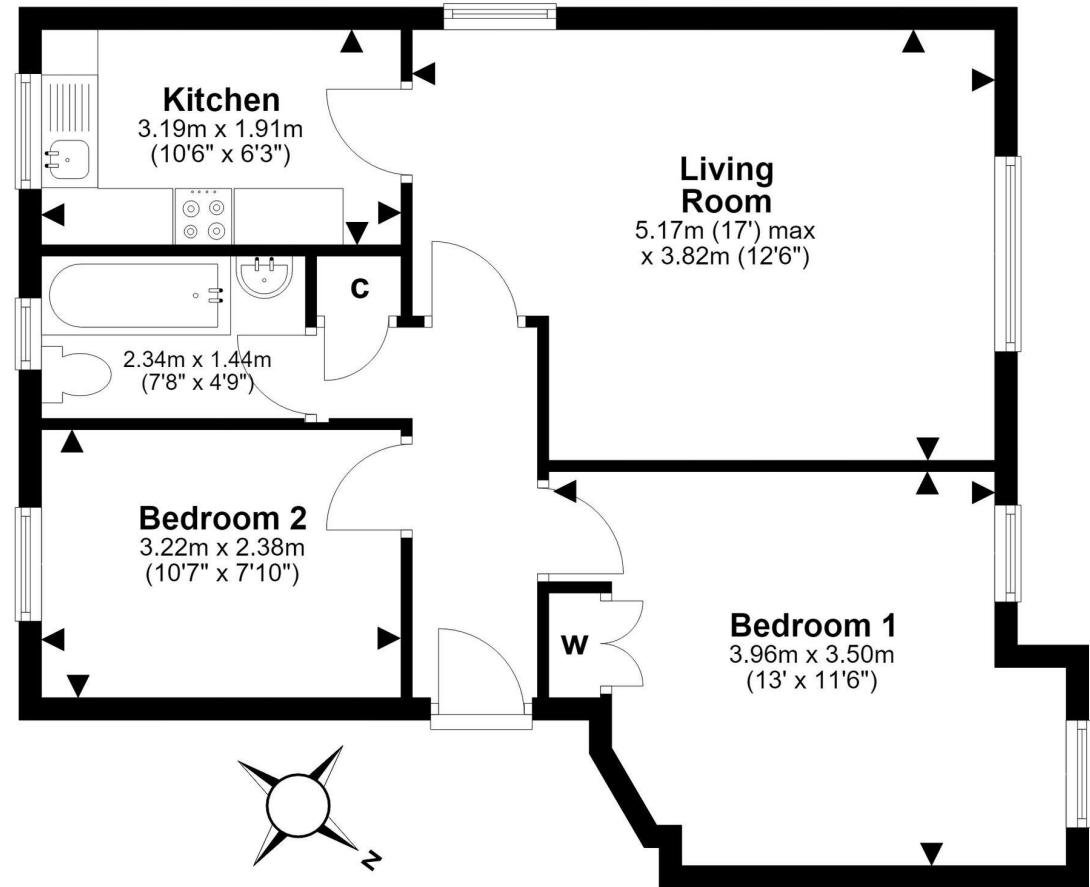


Restalrig is a popular residential area of Edinburgh, which lies to the east of the City Centre. The property is well positioned to take advantage of a good range of local shops, whilst Leith and Ocean Terminal, which has a multiplex cinema and a great variety of shops, are just a short bus or car journey away, as is Meadowbank Retail Park. Leisure facilities on offer include Leith Links and Holyrood Park, the refurbished and soon to be reopened Meadowbank Sports Centre and golfing on the Craigmillar Course. Schooling is well represented from nursery to senior level. An efficient public transport network operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.

Energy rating C, Council tax band B, There is no factor associated with this property.

Extras included in this sale will be all fixtures, fittings, fridge/freezer, washing machine and cooker (but no warranties will be provided for this). All items of furniture can be included in this sale.





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.