



# Flat 4, 2 Loaning Mills

Edinburgh

EH7 6LL

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SALES & LETTINGS

# Flat 4, 2 Loaning Mills, Edinburgh

Bright and well-maintained two-bedroom property, ideally situated within the popular Restalrig area of Edinburgh. This attractive property is accessed via a secure entrance and comprises; welcoming entrance hallway with excellent storage. The bright living room boasts a glass brick work feature wall, kitchen with a range of base and wall mounted units, electric oven and hob. To the rear of the property, there are 2 double bedrooms both with built in wardrobes providing excellent storage. The bathroom is fitted with a three-piece suite and a shower over the bath. The property further benefits from double glazing, gas central heating, well maintained communal gardens, bike shed and residents parking.

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## Property Features

51m2  
Attractive Development  
First Floor  
Neutral Decor  
2 Bedrooms  
Resident's Parking



## Extras

The property is being sold as seen, all fitted floor coverings, light fittings and kitchen appliances are included in the sale (the seller will not warrant their working order).

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## Notes

Notes 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 receipt of offers. Offers should be emailed [sales@ieroproperty.com](mailto:sales@ieroproperty.com) in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form 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 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 Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combined Standard Clauses.