



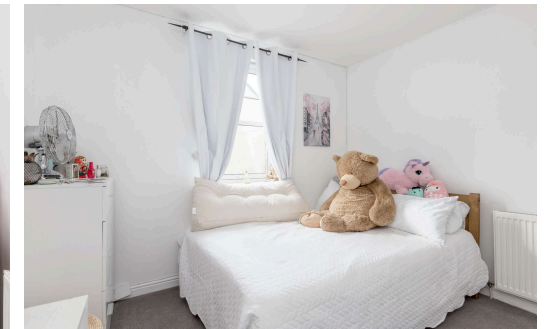
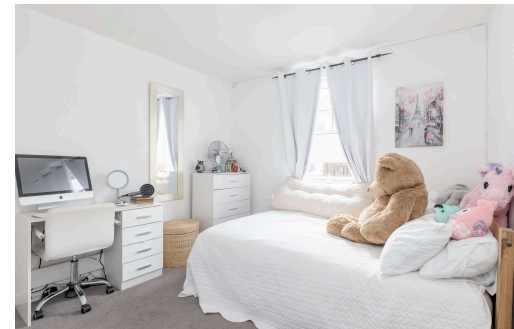
64B/I Restalrig Road South
Edinburgh, EH7 6LE

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"64B/1 Restalrig Road South is a beautifully presented ground floor flat, offering generous proportions"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- SITTING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- COMMUNAL GARDEN GROUNDS





LOCATION

Restalrig at one time, like so many other parts of the city was an independent village. However, as the city grew, the village was absorbed and it is now surrounded by other residential districts such as Lochend, Meadowbank and Craightinny.

It is exclusively residential in nature and very conveniently located to east of the city centre. Within the village itself are a number of small shops attending to most daily requirements along with a branch of Scotmid and a Greggs store. Meadowbank Retail Park, Morrison's Supermarket and Fort Kinnaird Retail Park are a short drive away.

Schooling is well represented from nursery to senior level and local leisure amenities include Meadowbank Sports Stadium, Holyrood Park and Arthur's Seat which provide country like walks and Leith Links.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.

DESCRIPTION

64B/1 Restalrig Road South is a beautifully presented ground floor two-bedroom flat, offering generous proportions, located in a small, well-maintained development in the charming Restalrig village, just 2 miles from Edinburgh City Centre. The accommodation comprises: welcoming entrance hall with two spacious storage cupboards; bright and spacious double-aspect living room featuring a box bay window and large enough to accommodate a table and chairs; modern kitchen with a wide range of units and integrated appliances; large double bedroom 1 with built-in wardrobe space and a contemporary, fully-tiled en-suite shower room; double bedroom 2 with twin built-in wardrobes and a bathroom which completes the accommodation on offer.

Further benefits include double glazing, gas central heating, a landscaped communal garden to the rear, secured communal bike shed and unallocated parking. There is a factoring fee payable. The Factor is James Gibb.

EPC RATING

The energy efficiency rating for this property is band D

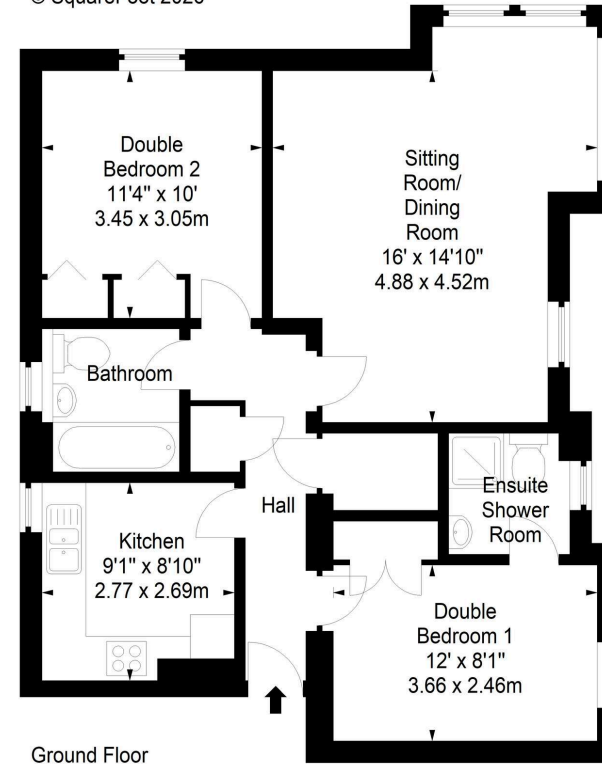
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Restalrig Road South,
Edinburgh,
Midlothian, EH7 6LE



Approx. Gross Internal Area
716 Sq Ft - 66.52 Sq M
For identification only. Not to scale.
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266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk



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