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Fixed Price  
**£165,000**

# 10/8 Restalrig Drive

Restalrig | Edinburgh | EH7 6FY

An excellent opportunity has arisen to purchase this spacious and bright top floor flat with lovely open views towards Arthur's Seat. Set within a converted C-listed factory building, the property is situated within the popular area of Restalrig, close to fantastic local amenities and transport links. The property would undoubtedly appeal to the first time buyers or young professionals and internal viewing is highly recommended to be fully appreciated.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  EPC rating - D
-  Council tax band - C



## Description

The attractive accommodation in brief comprises; secure entry system, welcoming entrance hallway with built-in storage, generously proportioned and bright lounge/dining, stylish kitchen located off, fantastic sized double bedroom with double aspect providing excellent natural light and built-in wardrobes and modern bathroom with shower over bath. Further benefits include electric heating and allocated parking space.



## Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, fridge/freezer and washing machine. Other items of furniture can be made available by separate negotiation.

## Gardens & Parking

The property is situated within well kept grounds and an allocated parking space is available. A factoring fee of approx. £100 per month is payable to James Gibb for the upkeep of the communal areas and includes common buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

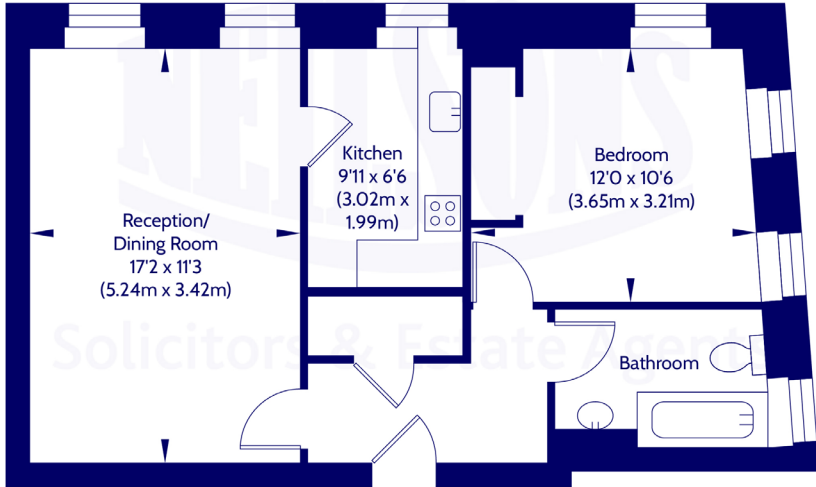
The property is situated in the popular Restalrig area of the city where local shops and services are on hand serving everyday needs. Regular public transport is available into Edinburgh's City Centre, as well as Leith's fashionable waterfront offering a variety of trendy restaurants, bars and bistros. Leisure pursuits nearby include the newly renovated Meadowbank Sports Stadium, Craigenlinny Golf course and the wide green spaces of Holyrood Park and Arthur's Seat, which offers many walks and activities. It is an ideal commuting base as the A1 and City bypass are also nearby, as is St James Quarter, Ocean Terminal shopping complex and Meadowbank Retail Park both offering many high street named stores.





Approx. Gross Internal Floor Area 48 Sq M / 517 Sq Ft.

### 3rd Floor



All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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