

COULTERS[©]

WELCOME TO:

RESTALRIG DRIVE

17/4 Restalrig Drive, Restalrig, Edinburgh, EH7 6JP



RESTALRIG DRIVE AT A GLANCE:



Residential Restalrig location



Traditional first floor flat



Bright dual aspect living room



Portobello Beach nearby



Walking distance of Lochend Park



Well-regarded schooling close by

EXTRAS:

All fixtures and fittings, including; light fittings, carpets and fitted floor coverings.



A LITTLE BIT ABOUT THE PROPERTY:

This is a well presented two double bedroom property in the popular, residential area of Restalrig. Set in a detached traditional building, the first-floor accommodation is comfortable and bright, with a newly fitted contemporary shower room and two double bedrooms. This is an ideal home for a first-time buyer or as an investment purchase. Close to green spaces, excellent city centre leisure and retail amenities, as well as Portobello and Leith, this will make a superb home.

- A bright dual aspect living room with neutral décor and carpets
- Neatly presented kitchen, features wall and floor units and ample worktop space
- Light and airy carpeted principal double bedroom. Offers a front-facing aspect
- A second smaller carpeted double with rear aspect and built-in wardrobes
- Newly fitted shower room with hidden cistern WC and washbasin built to storage
- Gas central heating and double glazing throughout
- Secure entry system
- Shared rear garden with drying area
- On-street parking



LOCATION, LOCATION, LOCATION:

East of Edinburgh city centre, Restalrig is a popular residential location. There are convenience stores within walking distance of the property and Meadowbank Retail Park only a five-minute drive has a Sainsbury's supermarket as well as other high street retailers.

Portobello promenade and beach are within easy reach, as is the High Street with its independent retailers, bars and restaurants. Vibrant Leith is also close by as is the Shore with its bustling bars, cafés and restaurants including Fishers and Ship on the Shore.

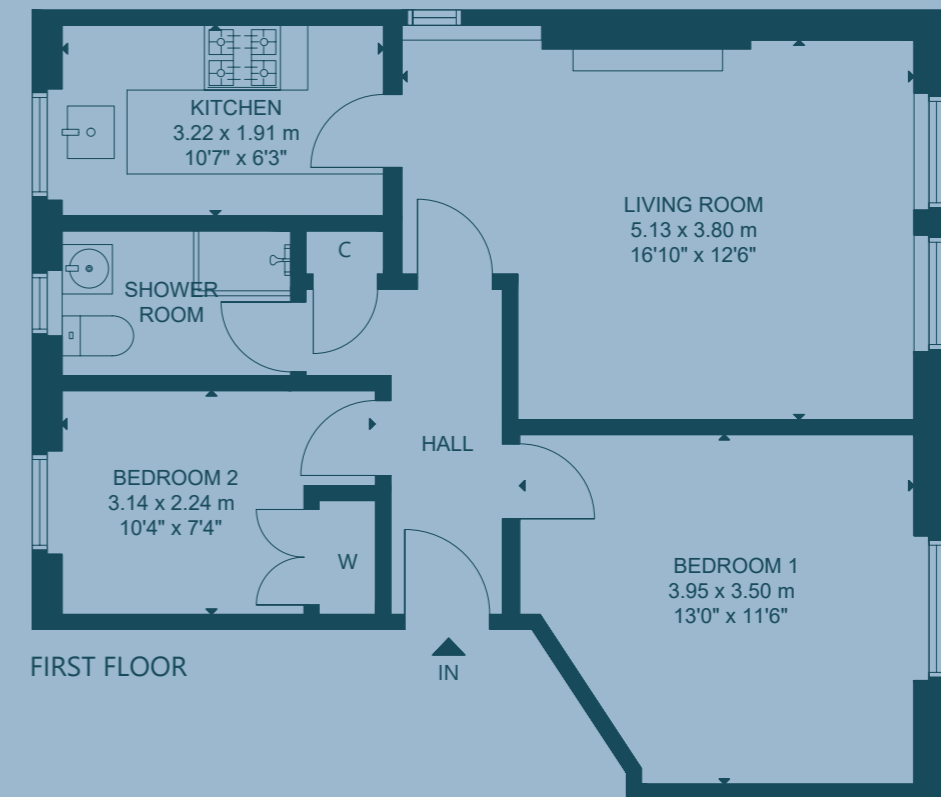
Other recreational opportunities include the nearby Craightinny Golf Course, Lochend Park and Holyrood Park. The Omni Centre and St James Quarter both with cinemas, restaurants and more are less than ten minutes by car.

Nearby schooling includes St Ninian's RC Primary School, Craightinny Primary School and Leith Academy.

Regular bus services take you into the city centre and Waverley Station from adjacent Craightinny Road in twenty minutes. It is well placed for access to the City Bypass.



FLOOR PLAN:



17/4 Restalrig Drive, Restalrig, Edinburgh, EH7 6JP

Approx. Gross Internal Area

646 Sq Ft - 60 Sq M

For identification only. Not to scale.

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