



32/2 Restalrig Drive, Restalrig
Edinburgh, EH7 6JF

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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

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 Craightenny.

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.

DESCRIPTION

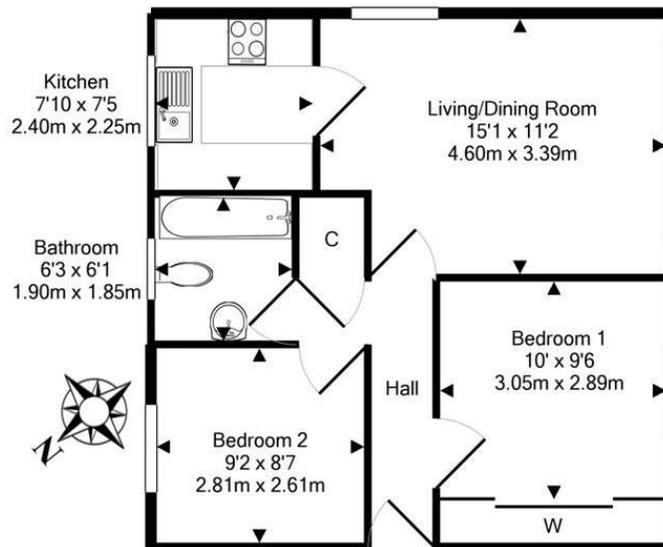
32/2 Restalrig Drive is a bright and spacious 2-bedroom ground floor flat, located in the popular Restalrig area of Edinburgh. This property would appeal to 1st time buyers or those seeking a buy to let investment. The accommodation comprises: welcoming hallway with entry phone security system and a large storage cupboards off, generous lounge, large enough to accommodate a table and chairs for 4, fitted kitchen with ample units lies off the living room, two double bedrooms and bathroom. Further benefits include electric heating; double glazing; communal garden grounds and an allocated parking space to the rear.

EPC RATING

The energy efficiency rating for this property is band D

COUNCIL TAX

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



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