

**17/3 Restalrig Drive, Restalrig
Edinburgh, EH7 6JP**

OFFERS OVER £150,000



drummondmiller



- 2-bedroomed 1930's first floor flat
- Ideal starter home or letting opportunity
- Triple-windowed living room
- Fitted kitchen with appliances
- 2 double bedrooms and modernised bathroom
- Double glazing and modern gas central heating
- Communal gardens and unrestricted on-street parking
- Good bus service and local amenities
- EPC C

Description

This pleasant apartment is positioned on the preferred first floor of a detached brick-built block of only 6 in a quiet street. It dates back in the 1930's when space standards (57 sqm) were more generous than many modern flats and includes in-built storage. This is an ideal starter homes which will also appeal to rental investors due to the high demand of rentals in this area. There is an extremely bright living /dining room which gives direct access into the separate fitted kitchen. Both bedrooms are doubles and a bright bathroom boasts stylish white sanitary ware plus a wall-mounted shower. An entry system controls access into the building and roof repairs were carried out in recent years.





Central Heating and Double Glazing

Gas central heating only installed in 2017 is complemented by replacement uPVC double glazing.

Garden and Parking

There is a communal rear garden and on-street parking.

Location

Restalrig Drive is only a few miles east of Edinburgh's City Centre and extremely close to the delightful sandy beach at Portobello. There are local schools, neighbourhood shops and social/recreational amenities whilst Meadowbank Shopping Park plus the large Morrison's supermarket are within a one mile radius.

Valuation

The mortgage valuation is £160,000 and the Home Report is available from the ESPC web site.

Council Tax and EPC

The Energy Performance Certificate rating is C and the property lies in Council Tax band B.

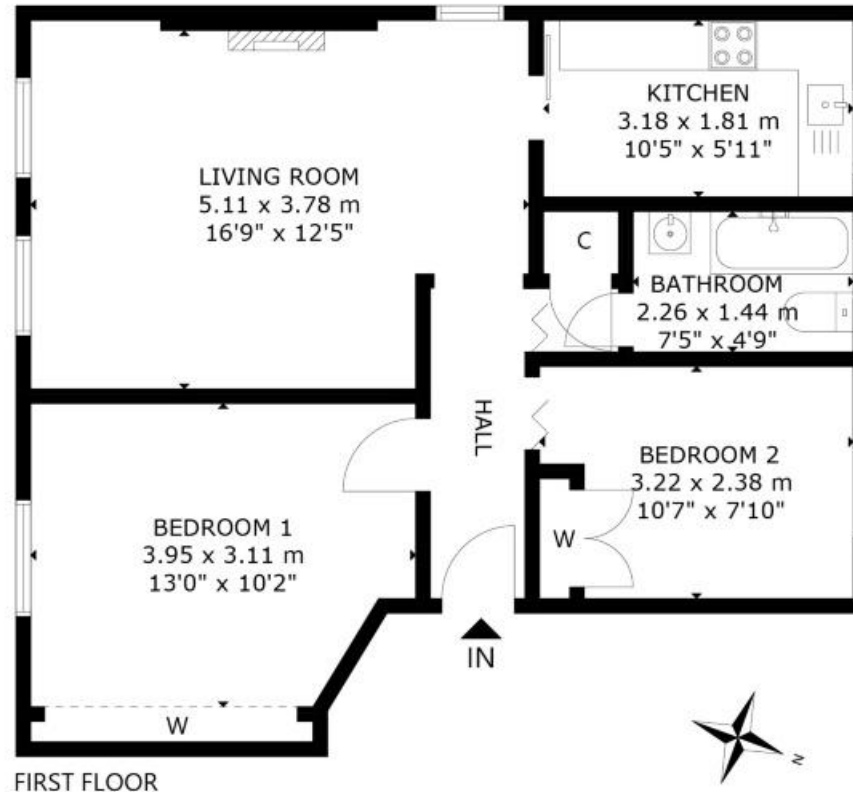
Extras

Curtains, blinds and the cooker are included in the sale price.

Viewing

To view telephone Agent 0131 229 3399 (07595820611 out with office hours).





FIRST FLOOR

17/3 RESTALRIG DRIVE, EDINBURGH EH76JP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 589 SQ FT / 55 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
www.nest-marketing.co.uk

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or
 email sales@dm-property.com
dm-property.com

