



GILSON GRAY

LAW • PROPERTY • FINANCE

2/4 LOGANLEA GARDENS

Restalrig, Edinburgh, EH7 6LH



Situated in Restalrig, this two-bedroom, first-floor flat has a popular location, near excellent amenities, transport links, and schools, as well as being within easy reach of Edinburgh city centre and Portobello Beach. It is well-decorated throughout in neutral tones and it has the benefit of its own private garden area, which has a lawn enclosed by low fencing. The property represents an ideal home for commuting professionals, small families, first-time buyers, and rental investors alike.

Extras: integrated appliances, a fridge, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- Well-presented first-floor flat
- Part of an established development
- Situated in popular Restalrig
- Secure entry system
- Welcoming central hall
- Living/dining room with a fireplace
- Monochrome-inspired fitted kitchen
- Spacious double bedroom
- Versatile second bedroom/office
- 3pc bathroom with handheld shower
- Shared rear garden and private garden
- Unrestricted on-street parking
- Boiler replace in 2022 with 10-year warranty
- EPC Rating - C
- Council Tax Band - B



“MONOCHROME-
INSPIRED FITTED KITCHEN,
A SPACIOUS DOUBLE
BEDROOM &
VERSATILE SECOND
BEDROOM/OFFICE”





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BORDERS

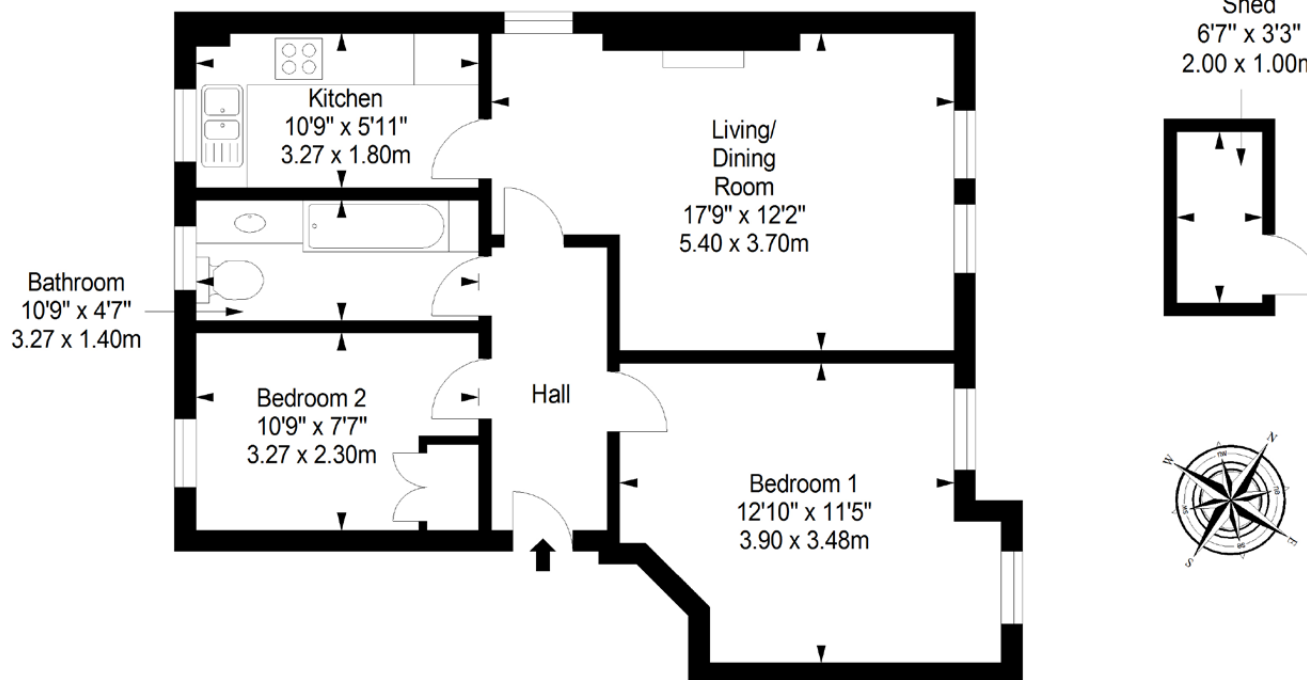
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First Floor

Approx. 57.1 sq. metres (614.6 sq. feet)

Shed

Approx. 2.0 sq. metres (21.5 sq. feet)



Total area: approx. 59.1 sq. metres (636.1 sq. feet)

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.