

21/2 Restalrig Crescent, Restalrig Edinburgh, EH7 6HH

OFFERS OVER £148,000



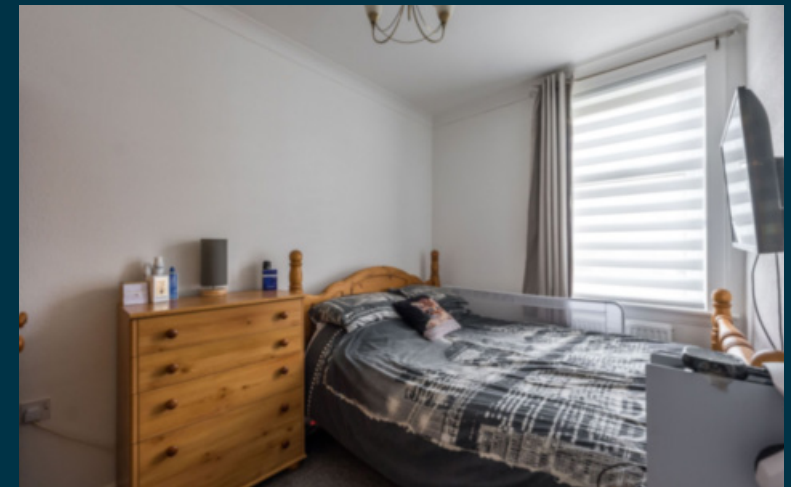
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- Extensively modernised 1930's ground floor flat
- Ideal starter home or letting opportunity in 'move-in' condition
- Sunny living room
- Refitted kitchen with appliances
- 2 bedrooms and stylish bathroom
- Double glazing and modern gas central heating
- Own private front/side garden and communal rear garden
- Quiet setting with good bus service and local amenities
- EPC D

Description

21/2 is a pleasant apartment (51sqm) positioned on the ground floor of a detached brick-built block of only 4. It dates back in the 1930's and provides a definite 'cottage' feel complemented by modern fittings and fresh decoration. This is an ideal starter home which will also appeal to rental investors due to the high demand of rentals in the area. There is a bright south-facing living room which gives direct access into the separate refitted kitchen with smart units and built-in appliances. The property offers two bedrooms and the bathroom now boasts stylish white sanitary ware. 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 was only installed in 2020 and there are replacement uPVC double glazed windows.

Garden and Parking

The property benefits from a large private grassed front garden plus a side area. The ground to the rear of the building is of communal ownership and a small shed is included in the sale price. Ample on-street parking is provided.

Location

Within sight of Arthur's seat, Restalrig Crescent is approximately two miles east of Edinburgh's City Centre and extremely close to the delightful sandy beach at Portobello. It is a very quiet street with a number 13 bus stop and direct access to the Restalrig pathway/cycle track. Craigentiny Golf Course, local schools, neighbourhood shops and social/recreational amenities whilst Meadowbank Shopping Park plus the large Morrison's supermarket are nearby.

Valuation

The mortgage valuation is £150,000 and the Home Report is available from the ESPC web site.

Council Tax and EPC

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

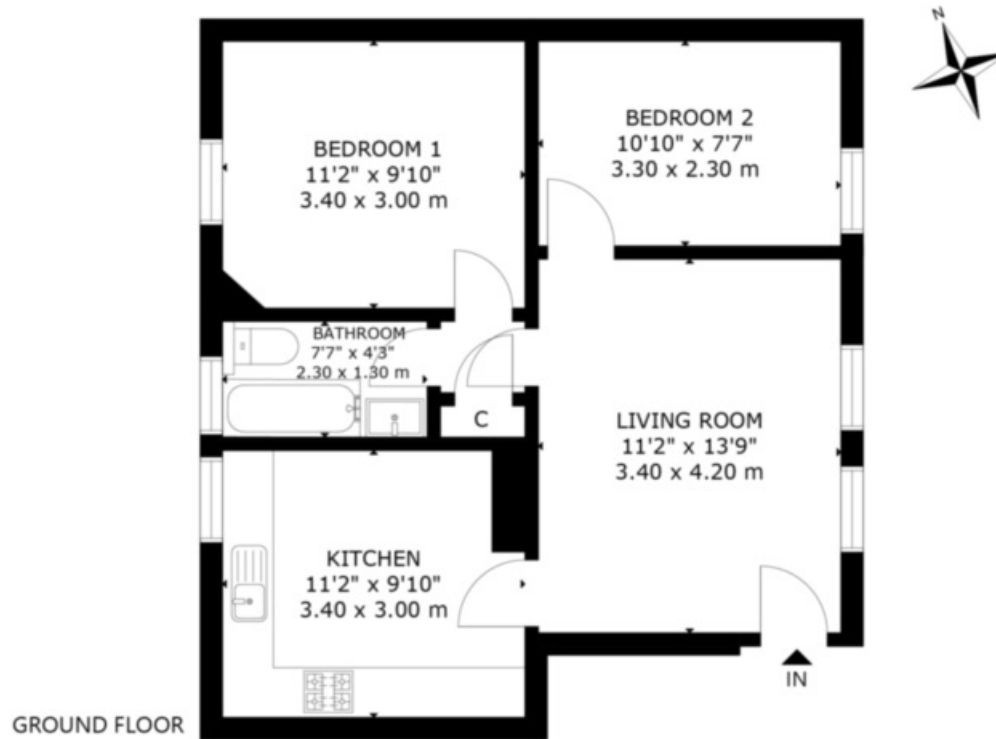
Extras

Curtains, blinds, new carpets, gas hob, oven, washing machine and dishwasher and small shed are included in the sale price.

Viewing

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





21/2 RESTALRIG CRESCENT, EDINBURGH EH7, 6HH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 549 SQ FT / 51 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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