

**44/5 Restalrig Drive, Restalrig**  
**Edinburgh, EH7 6JF**



# "44/5 Restalrig Drive is a bright and spacious, two bedroom, 1st floor flat"

- COMMUNAL STAIR
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENT PARKING
- COMMUNAL GARDENS
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS







### 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 Craightinny.

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.

### COUNCIL TAX

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



### DESCRIPTION

Restalrig Drive is a bright and spacious, two bedroom, 1st floor flat situated within a well maintained modern development. With well-tended communal gardens and residents parking, this property would appeal to 1st time buyers or those seeking a buy to let investment. The property is neutrally decorated throughout and is offered in genuine move in condition. The accommodation comprises: welcoming hallway with entry phone security system and two storage cupboards off; generously sized living room, large enough to accommodate a table and chairs for 4; spacious modern fitted kitchen with ample units lies off the living room; double bedroom 1 to the front with mirrored wardrobes; double bedroom 2 to the rear and a contemporary bathroom with shower over bath which completes the accommodation on offer. Further benefits include electric heating; double glazed windows and private parking.

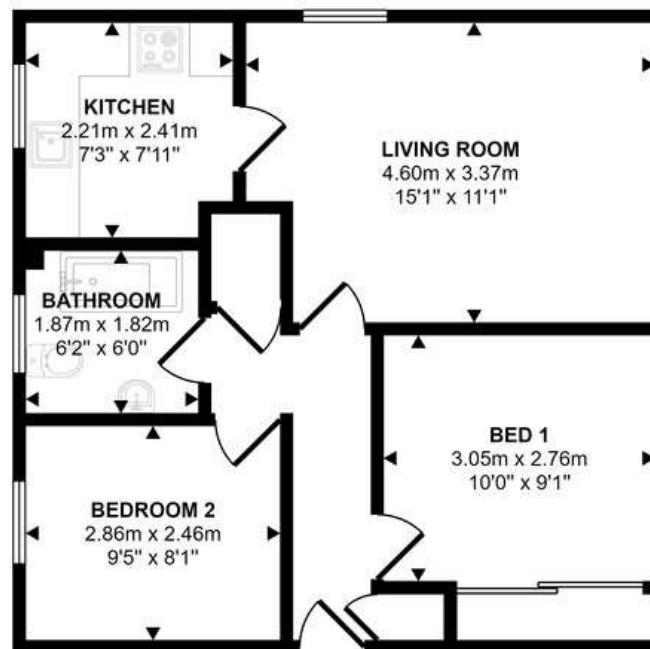
### EPC RATING

The energy efficiency rating for this property is band C.

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.



Approx Gross Internal Area  
49 sq m / 526 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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