










Offers Over
£165,000

3B (Flat 7) Loaning Road

Restalrig | Edinburgh | EH7 6JE

This lovely and bright top floor flat forms part of an established modern development with secure communal entrance, well tended communal garden grounds and resident's parking. Quietly positioned within the popular residential district of Restalrig close to excellent amenities and transport links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal gardens
-  Resident's parking
-  EPC Rating – C
-  Council Tax Band - D



Description

Offered to the market in move-in condition, the property shall make an excellent purchase for the first time buyer/ couple or rental investor and merits internal viewing to be fully appreciated. The front door opens to a reception hallway with a large and useful storage cupboard. The reception room is to the front of the building and offers ample space for both living and dining furniture. Adjacent to the reception room is the fitted kitchen which has internal glazing giving borrowed light and is fitted with a good range of wall and base units with the appliances included in the sale. There are two double bedrooms, both with built-in wardrobes and the partially tiled bathroom comprises of a white three piece suite with electric shower over bath. Further benefits include electric heating and double glazing.



Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the built-in hob/oven/hood, fridge freezer and washing machine. The furniture can be made available by separate negotiation if desired.

Grounds, Parking and Factors

The property is set within communal grounds which offer residents parking, bike and bin stores. The building and grounds are maintained by James Gibb Factors at a cost of approximately £130 per month, reviewed annually. This includes buildings insurance.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

3B Loaning Road is situated in the popular Restalrig area of the city where local shops and services are on hand serving everyday needs. Regular public transport is available into Edinburgh's City Centre, as well as Leith's fashionable waterfront offering a variety of trendy restaurants, bars and bistros. Leisure pursuits nearby include the newly renovated Meadowbank Sports Stadium, Craigentinny Golf course and the wide green spaces of Holyrood Park and Arthur's Seat, which offers many walks and activities. It is an ideal commuting base as the A1 and City bypass are also nearby, as is the new St James Quarter, Ocean Terminal shopping complex and Meadowbank Retail Park both offering many high street named stores.



Approx. Gross Internal Floor Area 48.86 Sq M / 526 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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