



**64B/9 Restalrig Road South  
EDINBURGH, EH7 6LE**

A

# *"64B/9 Restalrig Road South is a beautifully presented top corner two-bedroom flat"*

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM
- FLOORED ATTIC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- UNALLOCATED PARKING
- COMMUNAL GARDENS
- SECURE COMMUNAL BIKE STORE





## 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 Craigentinny.

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. 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 D, however, please check with the local authority.



## DESCRIPTION

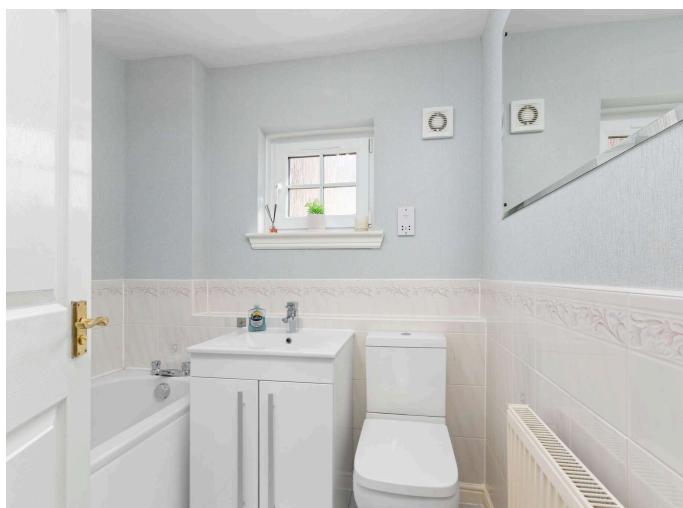
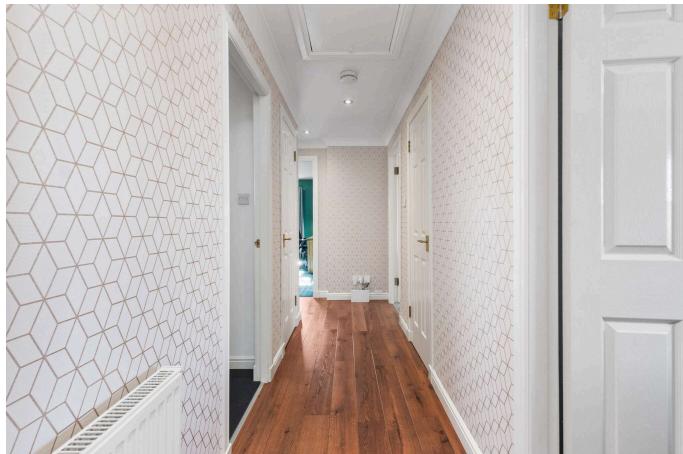
64B/9 Restalrig Road South is a beautifully presented top corner two-bedroom flat, offering generous proportions, located in a small, well-maintained development in the charming Restalrig village, just 2 miles from Edinburgh City Centre. The accommodation comprises: welcoming entrance hall with two spacious storage cupboards and access to a floored attic with light and power; bright and spacious double-aspect living room featuring a box bay window with views of Arthur's Seat and large enough to accommodate a table and four chairs; modern, white high-gloss kitchen with a wide range of units and integrated appliances; large double bedroom 1 with built-in wardrobe space and a contemporary, fully-tiled en-suite shower room; double bedroom 2 with twin built-in wardrobes and a bathroom which completes the accommodation on offer. Additional benefits include double glazing, gas central heating, a landscaped communal garden to the rear, secured communal bike shed and unallocated parking.

## EPC RATING

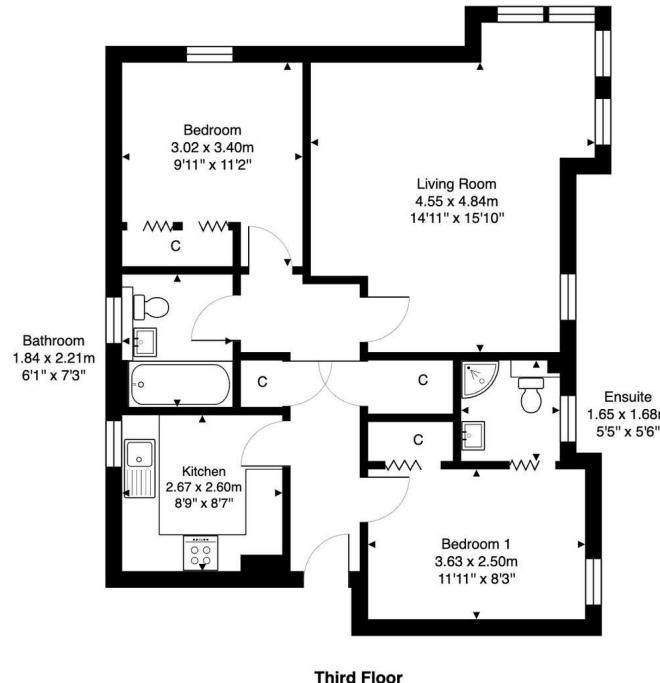
The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.

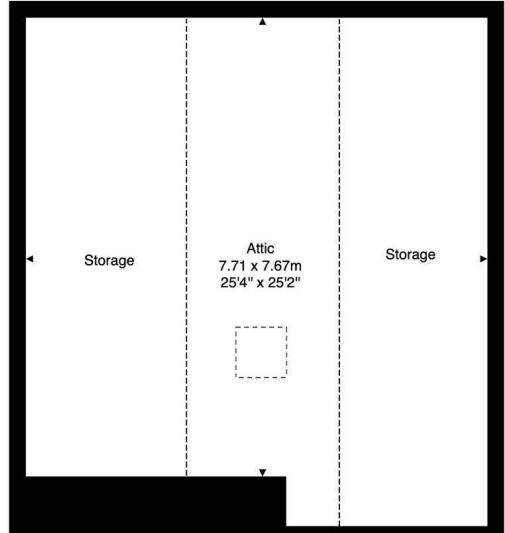
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



64B/9 Restalrig Road South, Edinburgh, EH7 6LE



Total Area: 70.9 m<sup>2</sup> ... 763 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



**ANNAN**  
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,  
Edinburgh, EH15 2AT  
T: 0131 669 2121  
Fraser Falconer - 07825 951348  
admin@annan.co.uk

**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565

**espc**  
**OnTheMarket**

**ZOOPLA**  
**rightmove**