







## Welcome

Welcome to Loaning Road, this bright and spacious two bedroom ground floor apartment forms part of a modern, factored block set within well maintained gardens, the property further benefits form lift access to all floors, private residents parking to the rear with two permits. The property is ideally located in the popular Restalrig area of Edinburgh, close to many local amenities, schooling and swift transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with useful storage.
- Front facing living room.
- Fitted kitchen with integrated appliances.
- Two bedrooms with built in wardrobes.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing.
- Private parking to the rear with further on street parking available.
- Communal gardens.
- Secure bike storage.
- Lift Access.
- Secure entry system.







## Restalrig

Restalrig is a highly popular residential area of Edinburgh, which lies to the east of the City Centre. The property is well positioned to take advantage of a good range of local shops, whilst Meadowbank Retail Park and Ocean Terminal, which has a multiplex cinema and a great variety of shops, are just a short bus or car journey away. Leisure facilities on offer include Leith Links and Holyrood Park, Meadowbank Sports Centre and golfing on the Craighentinnny Course. Schooling is well represented from nursery to senior level. An efficient public transport network operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.

## Agent's Notes

The kitchen appliances and fitted floor coverings are included. The development is factored by James Gibb with an approximate annual fee of £1,500 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



# Get in touch

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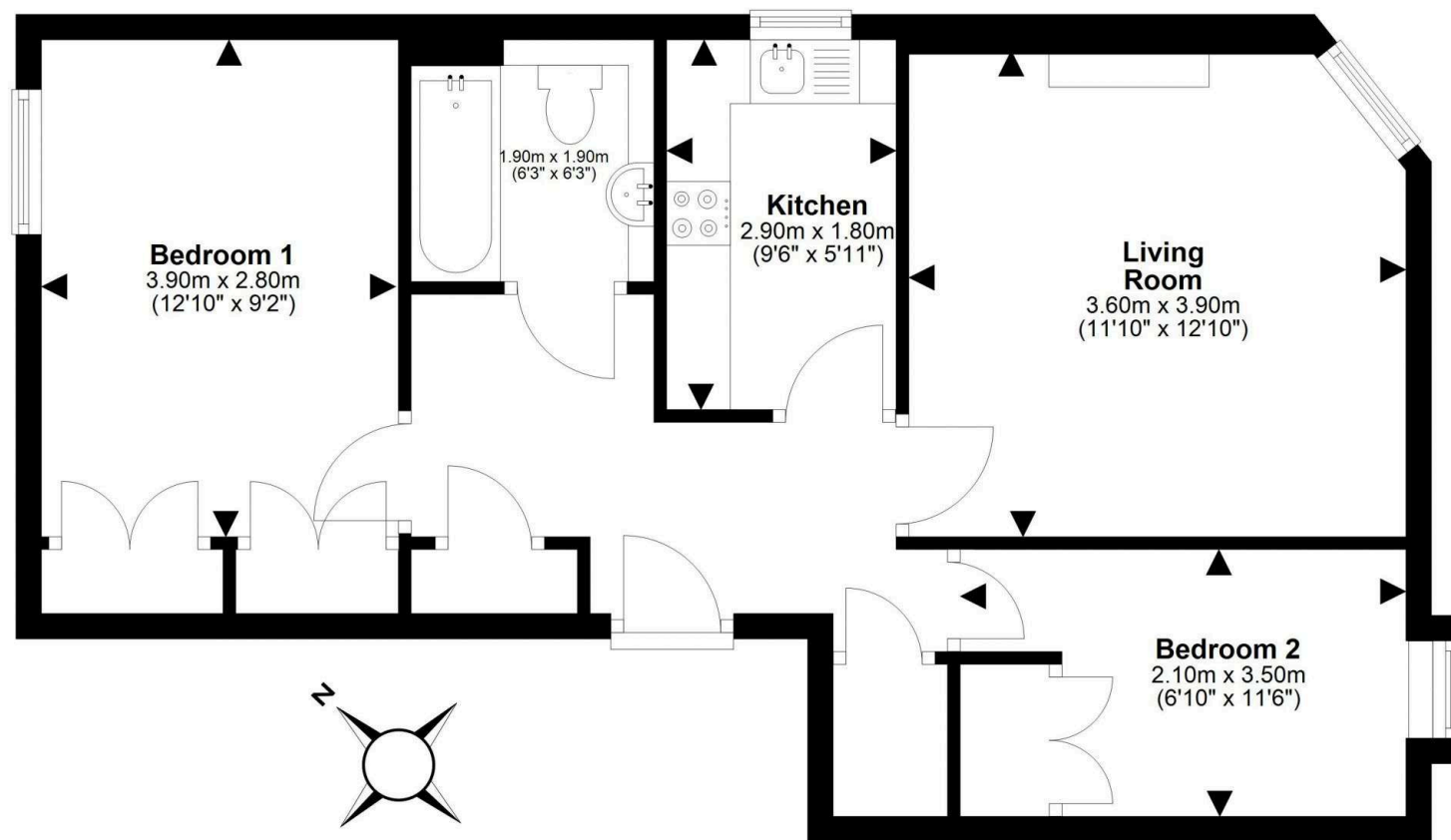
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**CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.