

4/8 Restalrig Road South

MEADOWBANK, EDINBURGH, EH7 6LD



*Spacious Two Bedroom Top Floor Flat In Edinburgh's
Popular Meadowbank/Willowbrae Area*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom top-floor flat in the popular area of Meadowbank and Willowbrae.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which is flooded with natural light and has various possible configuration options. The living room accommodates a dining area with ease.
- Fully equipped kitchen which is accessed off the main hallway and is in excellent condition having been well maintained by the current owners. Fitted with gas hobs, fan oven and freestanding white goods.

THE KITCHEN





- The property benefits from two generously proportioned double bedrooms, one of which benefits from a built-in cupboard.
- The bathroom is fitted with a three-piece white suite and is well maintained and modern.
- The hallway is spacious with further built-in storage.

THE BATHROOM



BEDROOM 1



BEDROOM 2

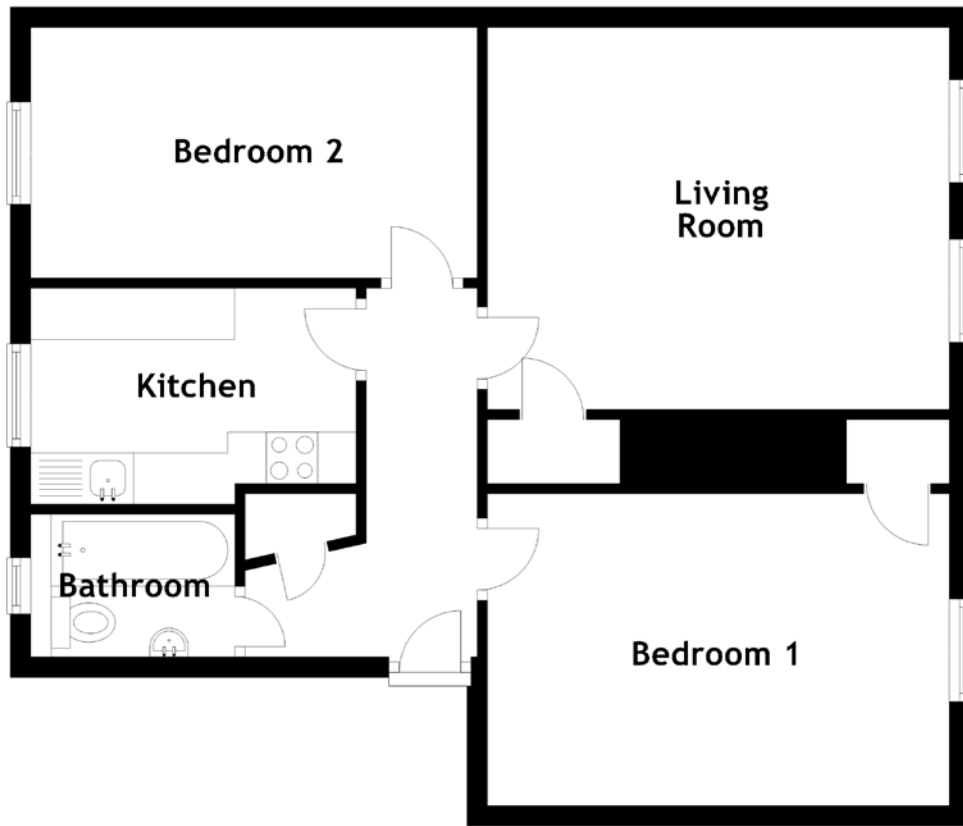


In addition, the property benefits from being fully double-glazed as well as gas central heating making for a warm and cost-effective home year-round. It is also worth mentioning that the property has free on-street resident's parking.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

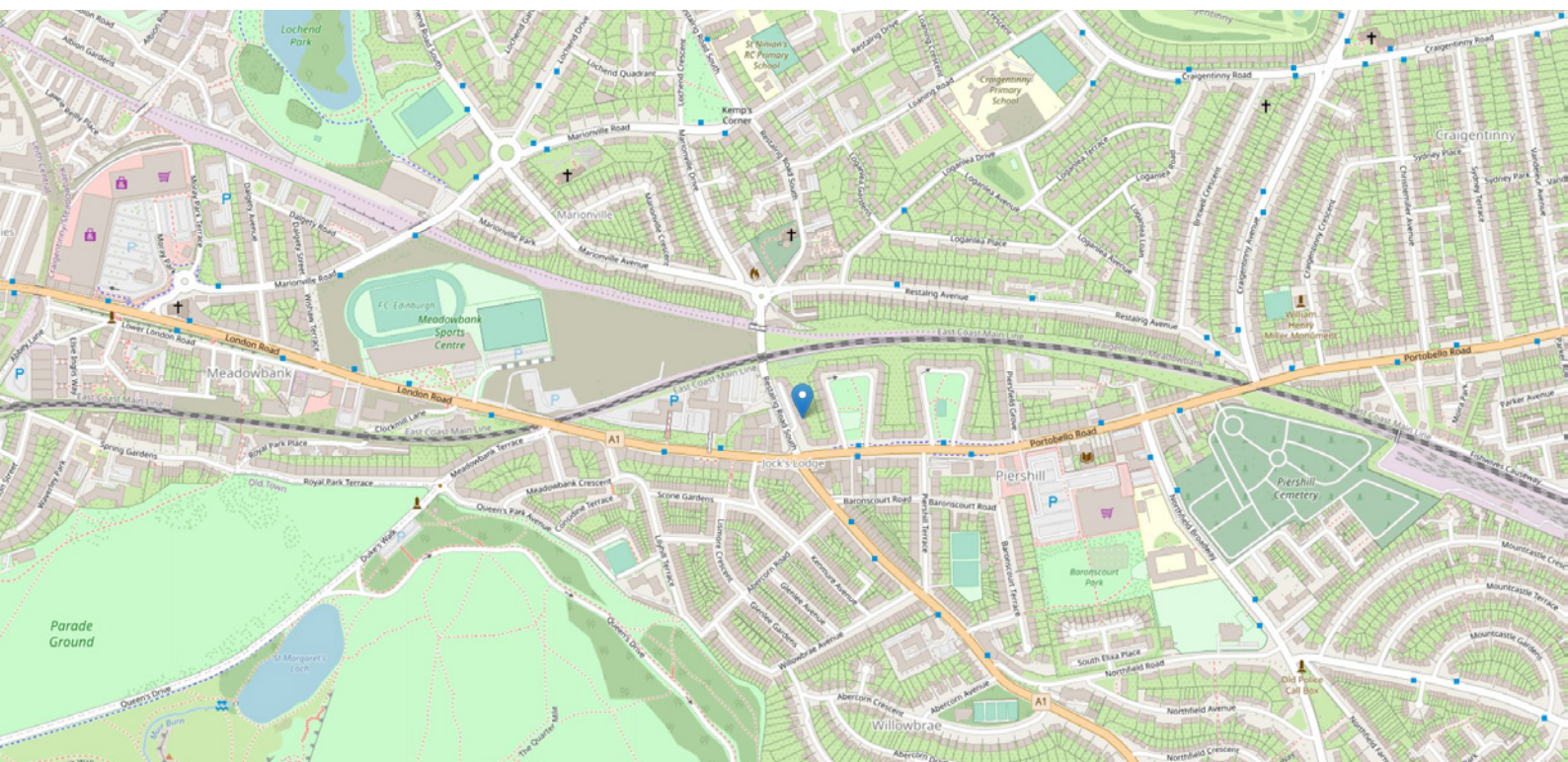


Approximate Dimensions (Taken from the widest point)

Living Room 4.50m (14'9") x 3.72m (12'2")
 Kitchen 3.17m (10'5") x 2.10m (6'11")
 Bathroom 1.99m (6'6") x 1.39m (4'7")

Bedroom 1 4.50m (14'9") x 3.04m (10')
 Bedroom 2 4.35m (14'3") x 2.44m (8')

Gross internal floor area (m²): 62m²
 EPC Rating: C



THE LOCATION

Meadowbank is a popular and sought-after location, located to the east of the city centre. Within the vicinity, there is an excellent range of local amenities, including local shopping, transport, and recreational facilities.





Local shopping facilities can be found within walking distance and the nearby Meadowbank Retail Park will provide everything for all your monthly requirements.

There are many recreational facilities within the surrounding areas, including many fine golf courses, Meadowbank Sports Centre and many delightful walks through the Queen's Park and Arthur's Seat, which is only a stone's throw from the property'.

There are regular bus services minutes from the property which will take you west to the city centre or east via Portobello into the heart of East Lothian.



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