



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**36/4 Restalrig Drive**

RESTALRIG, EDINBURGH, EH7 6JF



## THE LOCATION

Restalrig lies less than two miles to the east of the city centre and offers excellent amenities, including local shops, a supermarket and banking. More extensive shopping can be found at Meadowbank Retail Park and Ocean Terminal shopping centre.

Local outdoor activities include Lochend Park, Meadowbank Sports Centre and Craightinny Golf Course just a short walk away. The Shore, Leith and Portobello are all within easy reach by bus or a leisurely stroll. The area is also served by regular bus services.

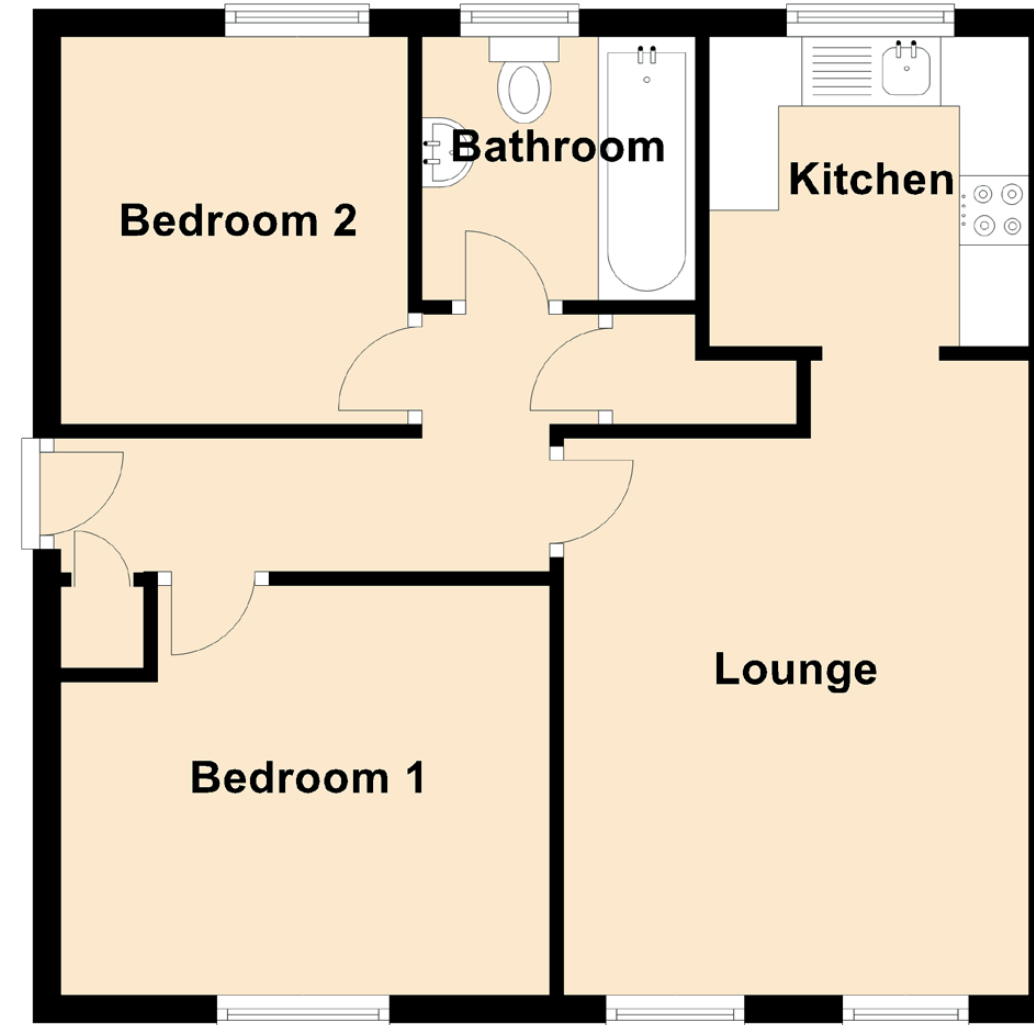
## THE PROPERTY

McEwan Fraser Legal is delighted to present this two-bedroom flat in the Restalrig area of Edinburgh. The property is in good order and ready to move in with additional scope for some cosmetic upgrade if required. This second floor flat is ideal for any first time purchase or Buy-to-Let investor as the properties location and transport links are great for commuters working in the capital. Inside, the property comprises of:

- Fully equipped kitchen with modern units
- Integrated electric hob, oven and extractor hood
- Spacious living area with space for dining and access to the kitchen
- Two double bedrooms with space for furniture arrangements
- Partially tiled white suite bathroom
- Electric shower and heated towel rail

In addition to this, the property includes single glazed windows, electric storage heating, good storage, a secure entry phone system, landscaped communal grounds, an allocated parking space, and unrestricted on-street parking.





Approximate Dimensions  
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.35m (11')
Kitchen	2.30m (7'7") x 2.23m (7'4")
Bedroom 1	3.51m (11'6") x 2.95m (9'8")
Bedroom 2	2.79m (9'2") x 2.50m (8'2")
Bathroom	1.97m (6'6") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 54m<sup>2</sup>

EPC Rating: C

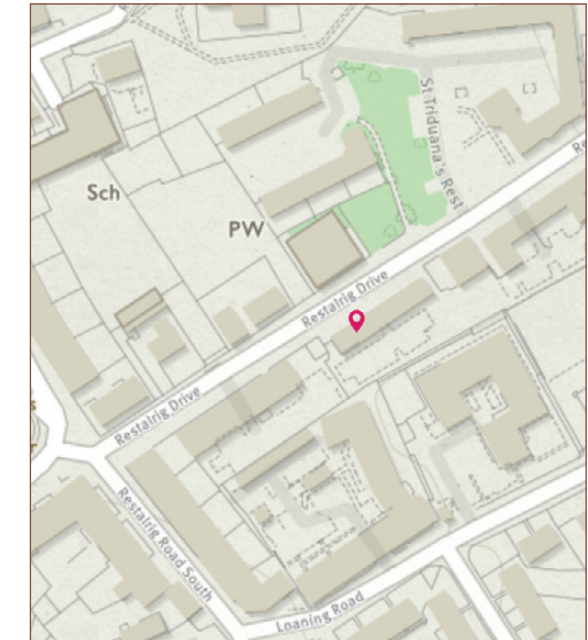


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**Part  
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Available**

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