

11/7 St Triduana's Rest

RESTIALRIG, EDINBURGH, EH7 6LN



*Spacious and Modern Two Bedroom
Flat in Restalrig*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in Restalrig. The property is in walk-in condition having been well looked after by the current owner.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area with access to a private balcony which is south facing. The living room offers various possibilities for furniture arrangements.
- Fully equipped breakfasting kitchen. The kitchen has been well maintained and comes with a gas hob, fan oven and a mixture of integrated and freestanding appliances.

THE BALCONY



THE KITCHEN





- One of the key selling points of this property is the two spacious double bedrooms. Both of which are generously proportioned and the master bedroom also comes with the added bonus of the en suite shower room.
- There are two bathrooms in the property, the family three-piece bathroom which is modern and fitted with a shower over the bath and the other is an en suite shower room which too is modern in its finish.

THE BATHROOM



BEDROOM 1



BEDROOM 2

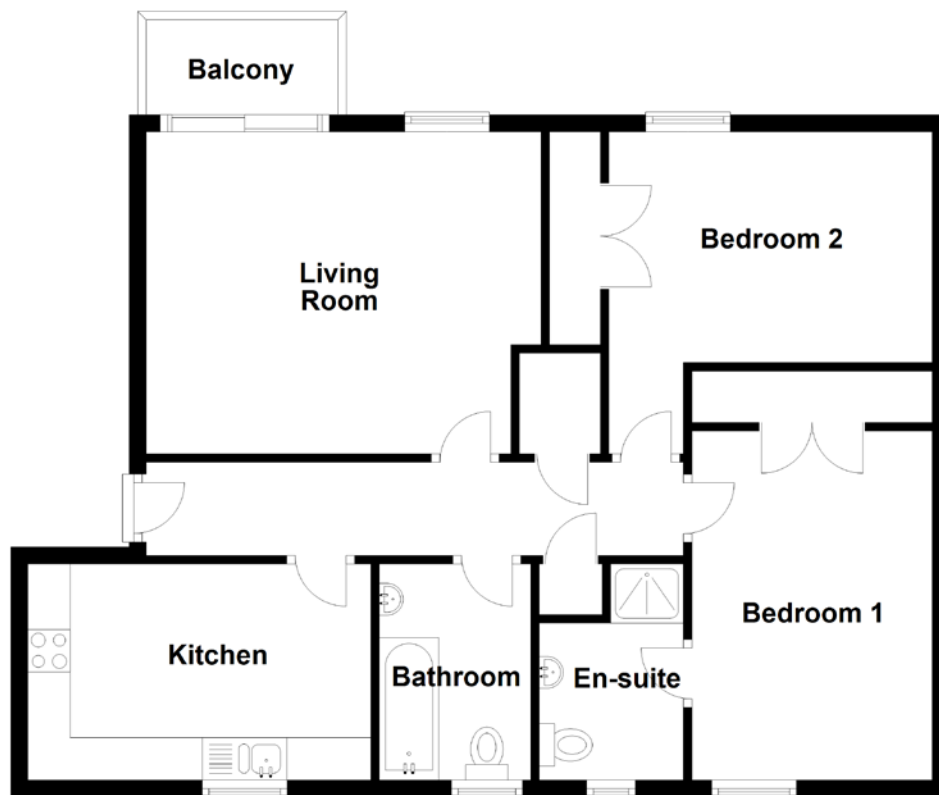


In addition, the property includes free residents parking and benefits from gas central heating and full double glazing.

THE GARDENS



FLOOR PLAN, DIMENSIONS & MAP

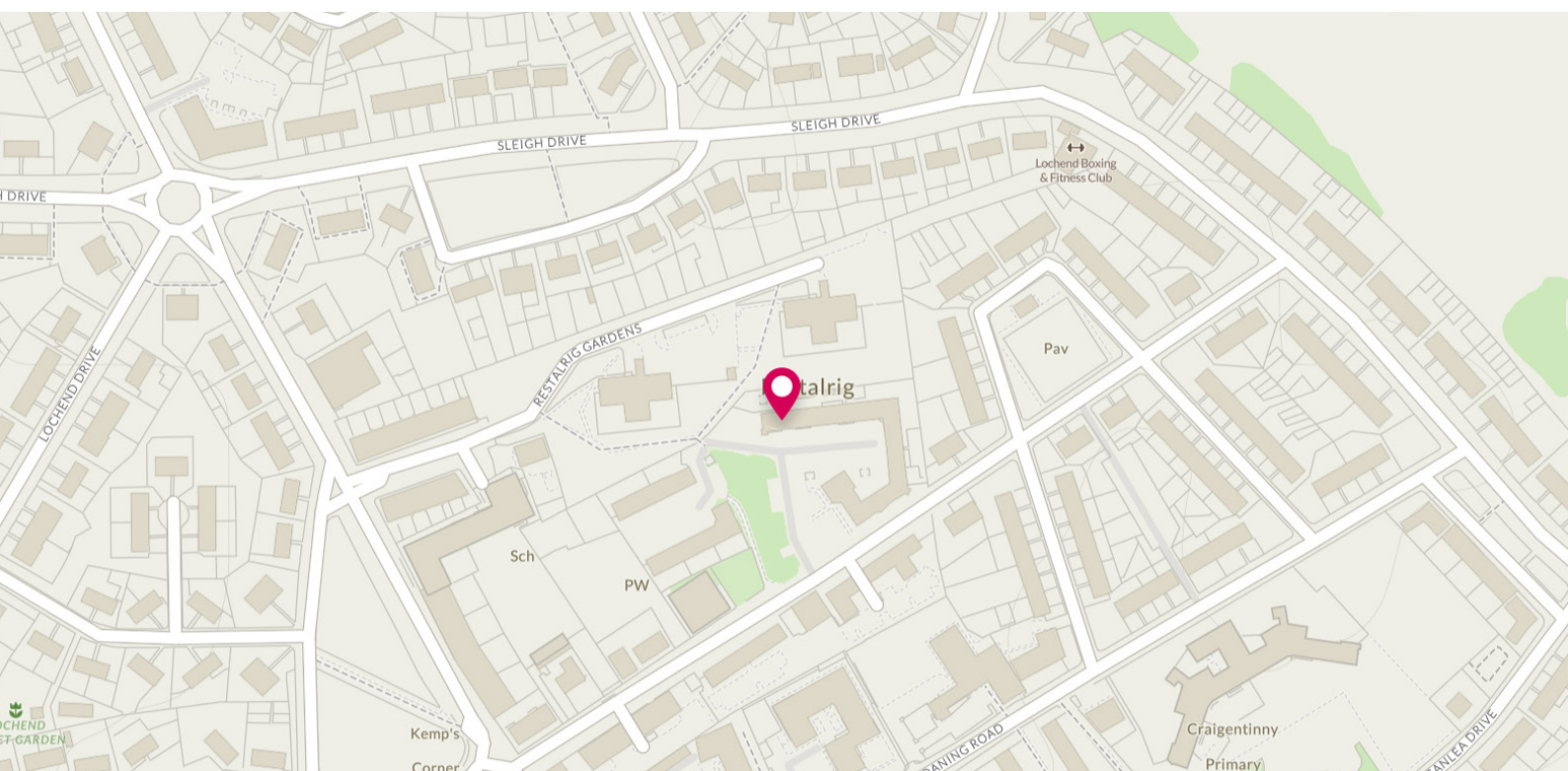


Approximate Dimensions (Taken from the widest point)

Living Room	4.66m (15'3") x 3.80m (12'6")
Balcony	2.26m (7'5") x 1.22m (4')
Kitchen	4.05m (13'3") x 2.55m (8'4")
Bedroom 1	4.10m (13'5") x 2.85m (9'4")

En-suite	2.55m (8'4") x 1.70m (5'7")
Bedroom 2	3.82m (12'6") x 3.80m (12'6")
Bathroom	2.55m (8'4") x 1.79m (5'10")

Gross internal floor area (m²): 78m²
EPC Rating: C



THE LOCATION

Like so many other parts of the city, this spot was, at one time, 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 Craightinny. It is exclusively residential in nature and really very conveniently located, being some two miles to the east of the city centre, just to the north of London Road.





Within the village, there are a number of small shops attending to most daily requirements along with a rather large branch of Scotmid. There are good alternatives at Jock's Lodge and only a little further on is a very large branch of Morrisons. At Jock's Lodge, there are also Post Office and banking services.

Should all of these prove insufficient, it really is a simple matter to travel directly into Leith or Portobello to take advantage of all the facilities provided by these locations. For that matter, it is just as simple to travel straight into the city centre.

Local amenities include Meadowbank Sports Stadium which provides excellent indoor and outdoor facilities, Holyrood Park and Arthur's Seat which provide country like walks virtually on the doorstep; on the far side of Holyrood Park lies the Commonwealth Pool, whilst in the opposite direction lie the golf courses of Portobello and Craigentiny.



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