

# 11/5 St. Triduana's Rest

RESTALRIG, EDINBURGH, EH7 6LN



## SPACIOUS TWO DOUBLE-BEDROOM SECOND-FLOOR FLAT



0131 524 9797



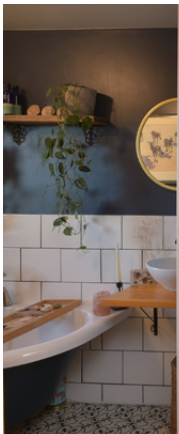
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Part exchange available! McEwan Fraser is delighted to present this spacious two double-bedroom second-floor flat to the market. The property is presented in excellent condition and benefits from a balcony, a separate kitchen with space for a breakfast table, gas central heating, double glazing, a secure entry system, well-maintained communal grounds, and residents' parking. This would be an ideal first-time buy or sound buy-to-let investment.

The accommodation is focused on a bright and well-proportioned living room that has access to the balcony and plenty of space for a variety of different furniture arrangements. The proportions will give a new owner plenty of flexibility to create their ideal entertaining space.

## The Property









The kitchen boasts a good range of base and wall-mounted units that give plenty of prep and storage space for the aspiring chef. A gas hob, an electric oven, and a washing machine are integrated. Further space is provided for a free-standing fridge freezer, a slimline dishwasher, and a breakfast table.





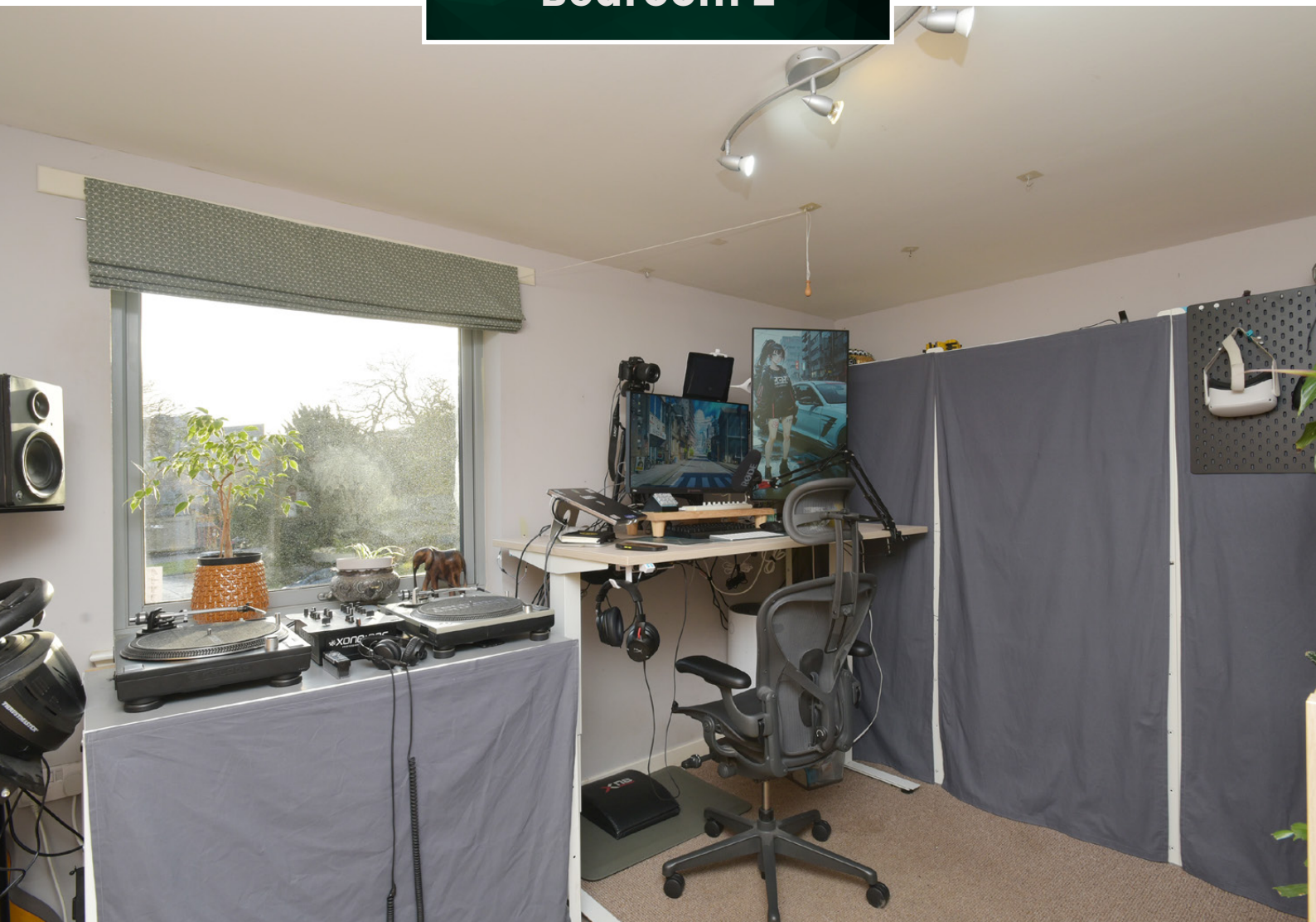
Bedroom one is a large double bedroom with a large integrated wardrobe and plenty of space for a full suite of supporting bedroom furniture. Bedroom one also benefits from access to an en-suite shower room that has natural light, partial tiling, and a white suite. Bedroom two is currently used as a home studio. In reality, it is a further generous double bedroom with an integrated wardrobe and floorspace for a full suite of furniture.







**Bedroom 2**

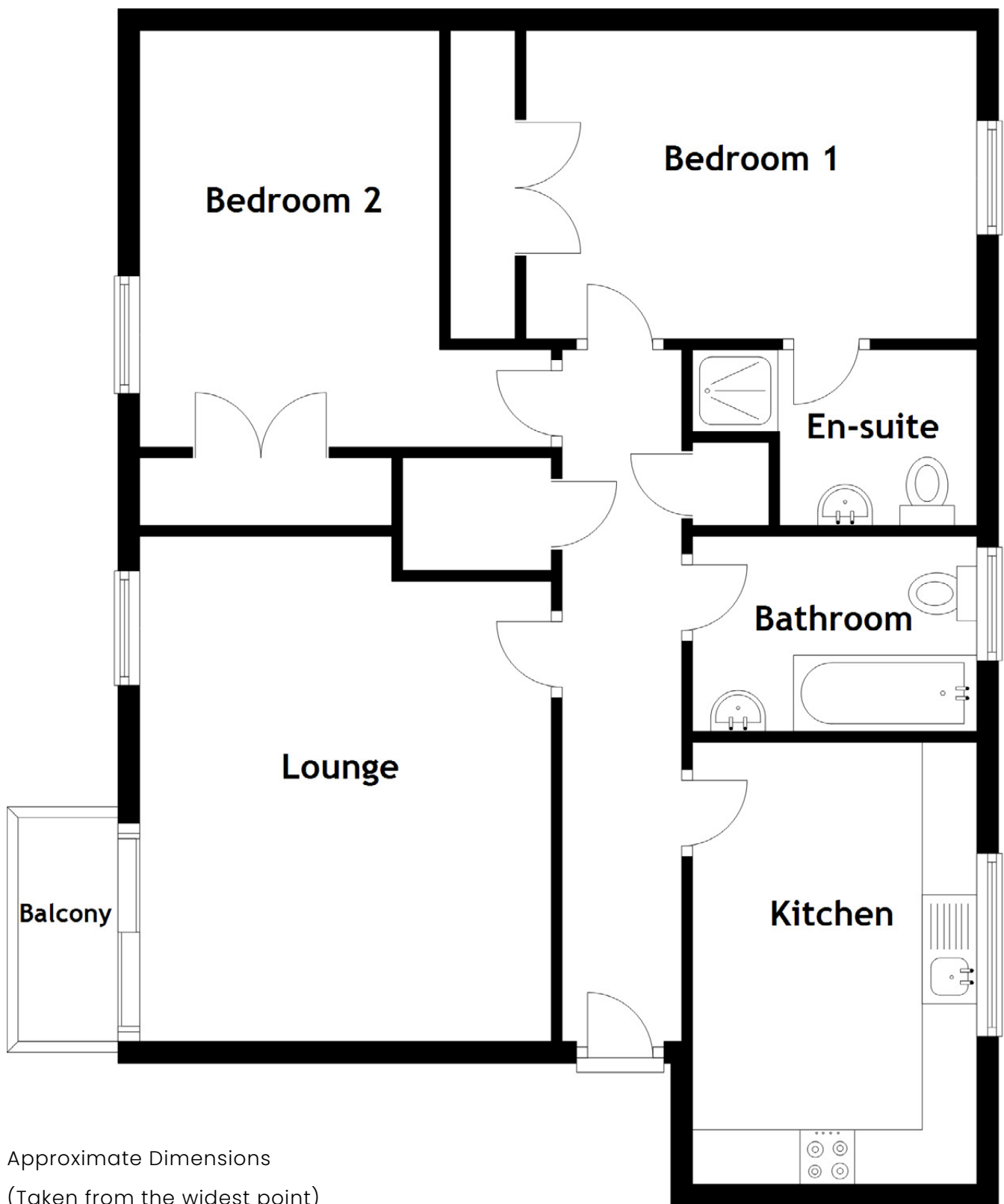






A central hallway has two storage cupboards and gives access to the main bathroom. The bathroom is a real show-stopper and has recently been upgraded to include a beautiful free-standing bath and contemporary tiling. This is a beautiful property and internal viewing is highly recommended.





Approximate Dimensions  
(Taken from the widest point)

Lounge	4.63m (15'2") x 3.77m (12'5")	En-suite	1.81m (5'11") x 1.61m (5'3")
Kitchen	4.05m (13'4") x 2.60m (8'7")	Gross internal floor area (m <sup>2</sup> ): 75m <sup>2</sup> EPC Rating: B VIRTUAL TOUR CAN BE VIEWED <a href="#">HERE</a>	
Bedroom 1	4.10m (13'5") x 2.83m (9'3")		
Bedroom 2	3.82m (12'6") x 2.75m (9')		
Bathroom	2.60m (8'7") x 1.79m (5'10")		







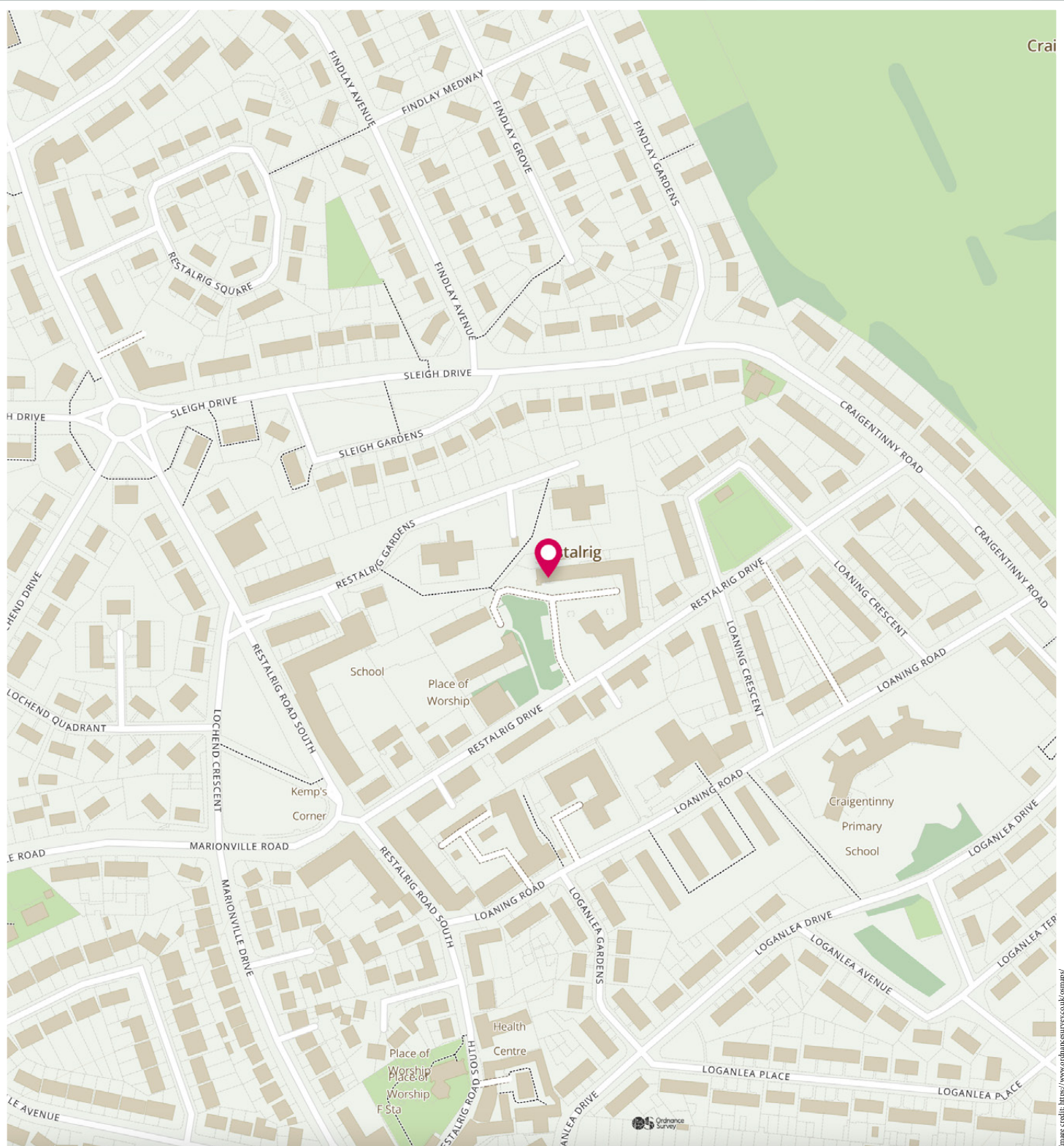


St Triduana's Rest is an exclusive modern development quietly tucked away just off Restalrig Drive, conveniently placed for the local and City Centre amenities. Restalrig is a popular residential area of Edinburgh, which lies to the east of the City Centre. Meadowbank Retail Park, The Shore and Ocean Terminal, which has a multiplex cinema and a great variety of shops, are all within easy reach.

Leisure facilities on offer include Leith Links and Holyrood Park, Meadowbank Sports Centre and golfing on the Craigminty 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 readily accessible

## The Location





# McEwan Fraser Legal

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