

Flat 6, 62 Loaning Road

RESTALRIG, EDINBURGH, EH7 6JQ



*STYLISH AND MODERN TWO-BEDROOM
FLAT IN RESTALRIG WITH OPEN-PLAN LIVING*



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McEwan Fraser Legal is delighted to present this modern and immaculately presented two-bedroom apartment, set within a well-maintained development in the ever-popular Restalrig area of Edinburgh. This stylish home offers a perfect blend of contemporary design and comfort, ideal for first-time buyers, professionals or investors alike.

The accommodation comprises a welcoming entrance hallway with excellent storage, leading to a bright and spacious open-plan kitchen and living room, perfectly designed for modern living. The kitchen area features sleek cabinetry, integrated appliances, and generous worktop space, while the living area offers ample room for both relaxing and dining, enhanced by an abundance of natural light.







There are two well-proportioned double bedrooms, both tastefully decorated, with the principal bedroom benefiting from built-in wardrobes. The property is completed by a contemporary bathroom fitted with a crisp white three-piece suite and shower over bath.

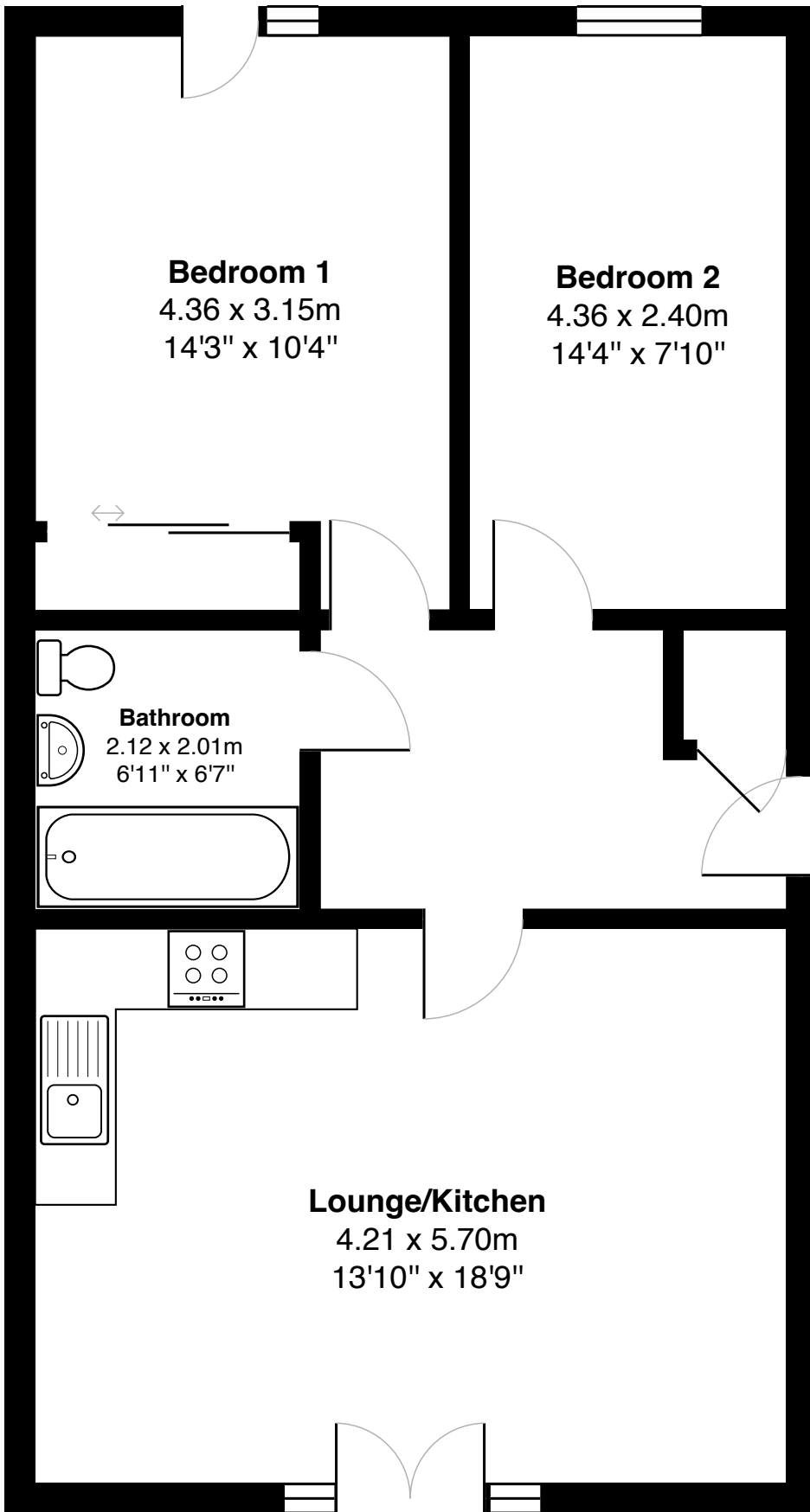




Bedroom 2







Gross internal floor area (m²): 62m²

EPC Rating: C



Further benefits include gas central heating, double glazing throughout, and a secure entry system for added peace of mind. Externally, the development offers well-kept communal grounds and residents' parking.



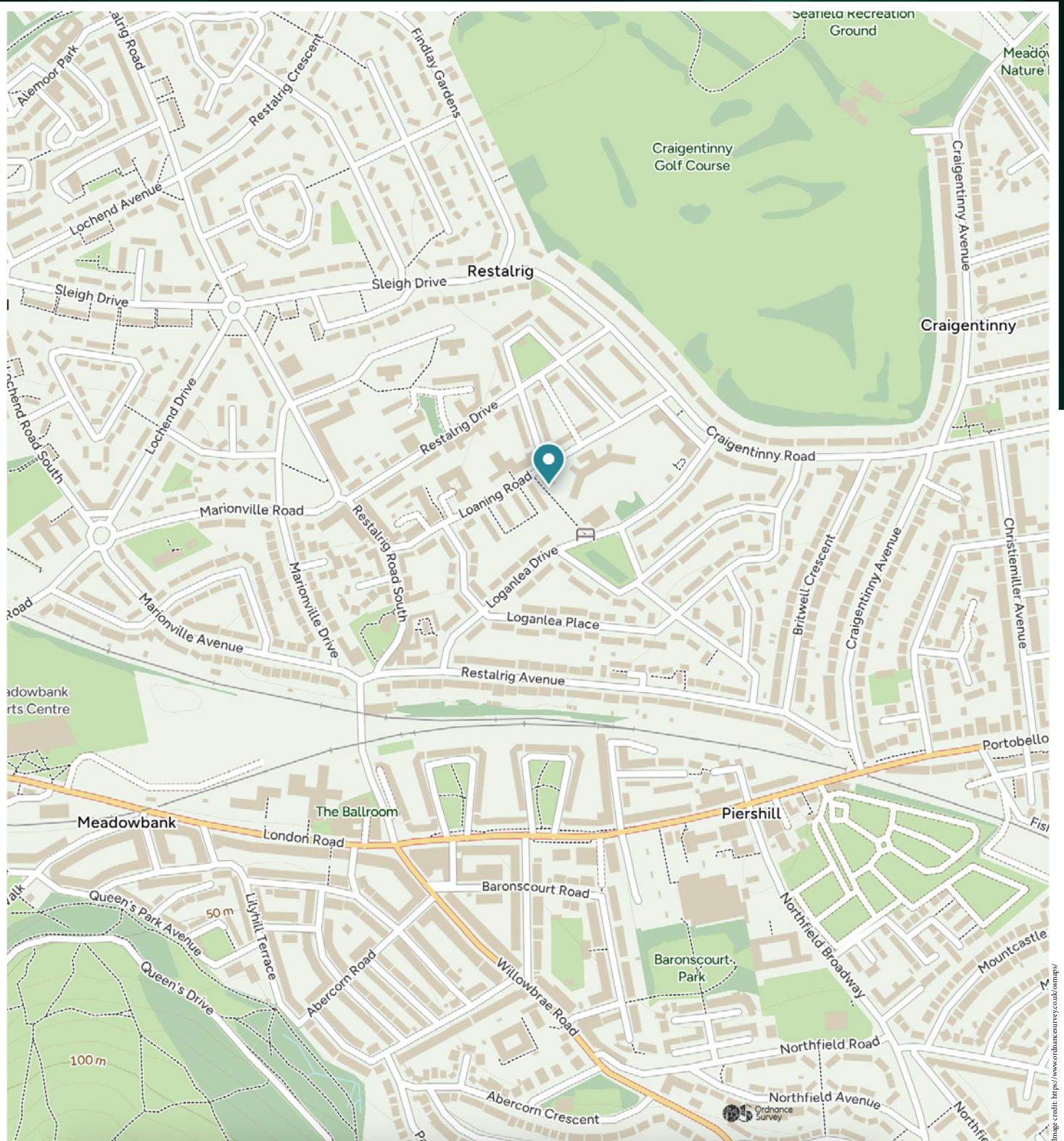


Restalrig is a sought-after residential area offering easy access to local amenities, parks, and excellent transport links into the city centre, making this an ideal location for those seeking comfort, style, and convenience.

Everyday needs are effortlessly met with a selection of local amenities right on your doorstep. The area boasts charming cafés, friendly neighbourhood shops, and a well-regarded primary school, fostering a strong sense of community. For recreation and leisure, residents are spoilt for choice. Holyrood Park and Arthur's Seat provide breathtaking country-like walks virtually from home, while the Meadowbank Sports Stadium offers excellent indoor and outdoor facilities.

Furthermore, the bustling shores of Leith, with its acclaimed restaurants and cosmopolitan atmosphere, are easily accessible. The city centre, with its world-famous cultural and shopping attractions, is a mere stone's throw away via excellent and frequent transport links. More than just a place to reside, Restalrig is a hidden gem, offering a perfect blend of comfort, style, and effortless city living in a tranquil, well-connected setting.

The Location



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