



62/2 Loaning Road,  
Edinburgh, EH7 6JQ



2 1 1 63 B



## 62/2 Loaning Road, Edinburgh, EH7 6JQ

62/2 Loaning Road is a bright and well-presented two bedroom ground floor flat located in a modern factored block in the popular residential area of Restalrig. The flat benefits from double glazing, gas central heating, secure entry system, communal bike store and residents' car park.

The accommodation includes entrance hall with storage cupboard. The open plan lounge/kitchen with windows and glass door to the front. The kitchen area is fitted with range of modern base and wall units with the oven, hob, washing machine and fridge/freezer to remain. The main bedroom has fitted wardrobe and window and glass door with juliet balcony to the rear. There is a further bedroom with window to the rear. Completing the accommodation is the modern shower room fitted with a two piece white suite with shower compartment.

Externally, there are shared grounds to the rear with communal bike store. To the front there is a residents car park.

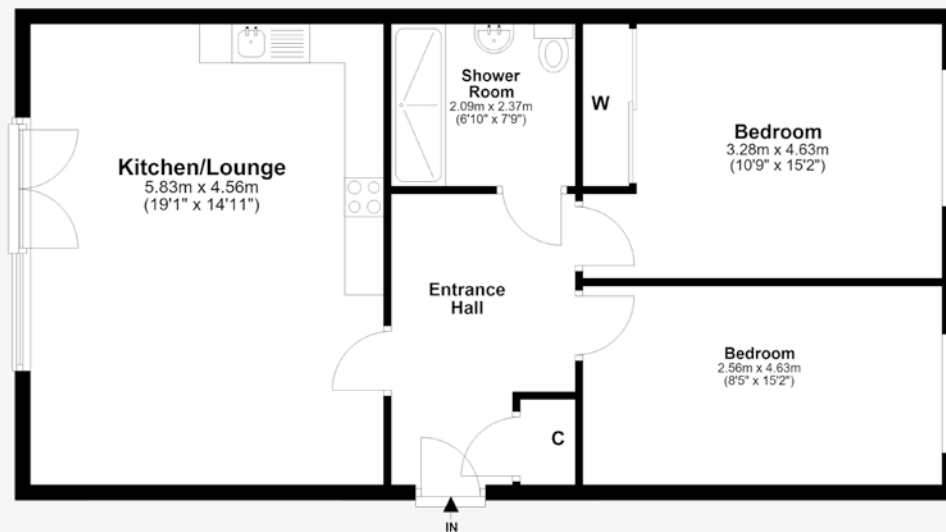
Early viewing of this superb property is essential to fully appreciate this well presented flat in this fantastic location.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning and buildings insurance. The current factor is Trinity with a monthly payment of approximately £85

## Area Description

Restalrig is a popular area with easy access to the city centre and close to an array of excellent amenities, with bars and restaurants, the Playhouse Theatre and the Omni Centre with cinema, all close by. There is a range of shops, with everything from small specialist shops, to supermarkets such as Tesco, and department store, Meadowbank Retail Park also nearby. Edinburgh has a good public transport service operating throughout the city with a great bus network locally and the new tram network also accessible from York Place. St Andrew Square bus station and Waverley Train Station.





## Accommodation

|                 |               |                  |
|-----------------|---------------|------------------|
| Lounge/Kitchen: | 5.82m x 4.55m | (19'1" x 14'11") |
| Bedroom 1:      | 3.28m x 4.62m | (10'9" x 15'2")  |
| Bedroom 2:      | 2.57m x 4.62m | (8'5" x 15'2")   |
| Shower Room:    | 2.08m x 2.36m | (6'10" x 7'9")   |

## Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

**Aberdein Considine**  
**40-44 Elm Row, Edinburgh, EH7 4AH**  
**47 Lothian Road, Edinburgh, EH1 2DJ**

**edi@acandco.com**  
**acandco.com**  
**0131 222 9000**

## Agent's Note

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

**Fixtures & fittings.** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



**Aberdein Considine**