



RALPH SAYER
SOLICITORS & ESTATE AGENTS

5B/10 Loaning Road

Restalrig, Edinburgh, EH7 6JE

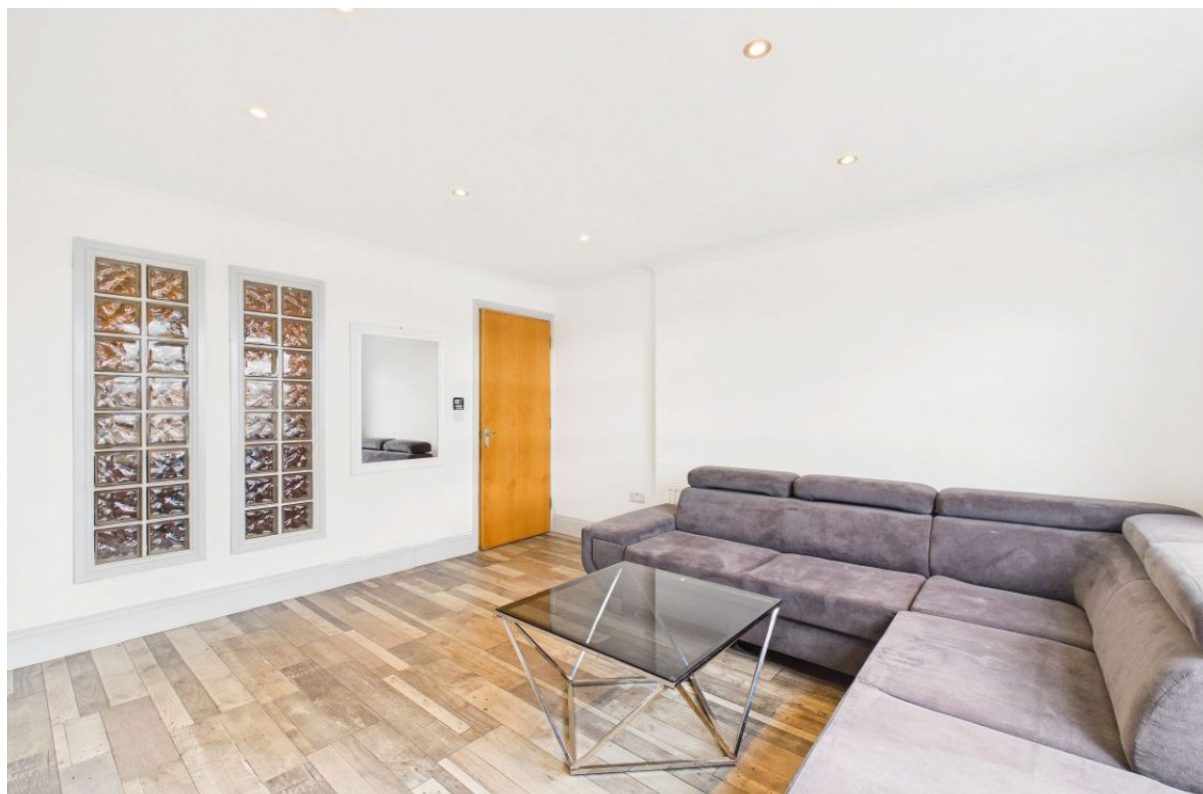
5B/10 Loaning Road

Enjoying a convenient Restalrig setting, this well-presented second-floor flat within a purpose-built development, offers bright contemporary interiors and excellent everyday appeal. The location is particularly well placed for Leith, Portobello and Edinburgh city centre, with local shops, cafés, schools and green spaces nearby, while excellent bus services provide easy connections across the city. A secure communal entrance opens into a hall with built-in storage, leading to a reception room with large south-facing windows, ensuring an abundance of natural light. A modern fitted kitchen, two double bedrooms with built-in wardrobes and a bathroom complete the accommodation. Communal gardens and on-street parking add further convenience, making this an appealing choice for first-time buyers, couples, professionals and investors.

Extras: All fitted floor and window coverings, light fittings and appliances are included.

Features

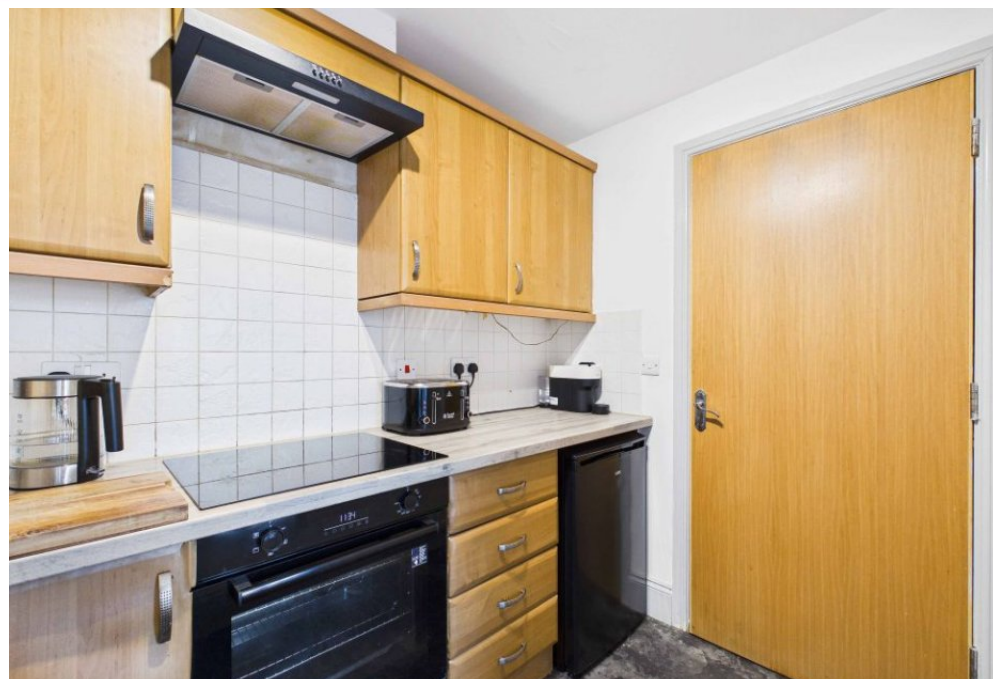
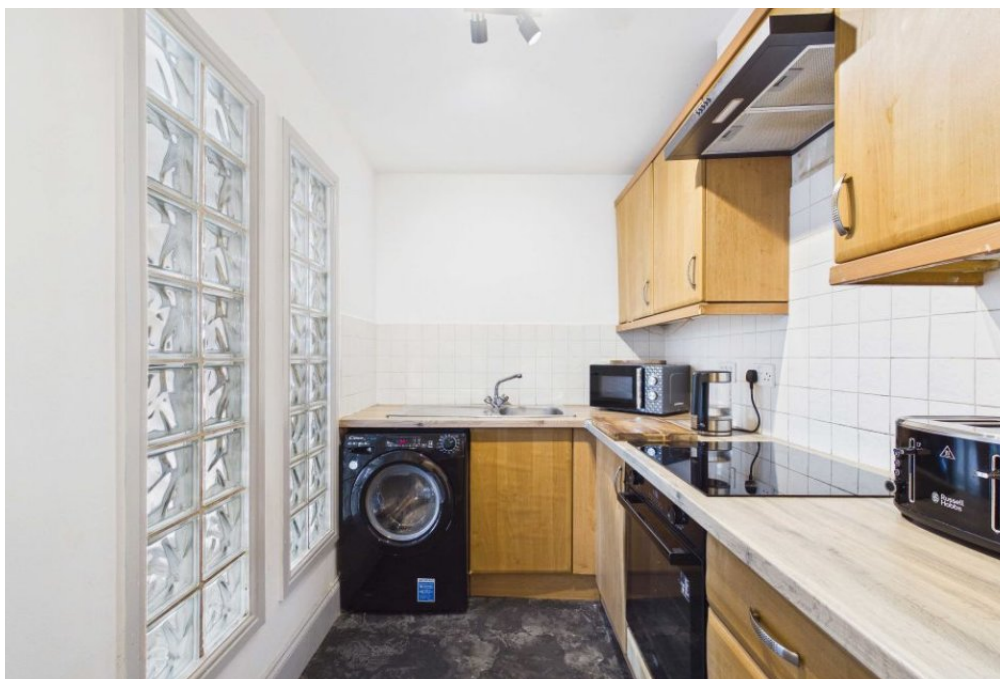
- Second-floor flat in Restalrig
- Part of a purpose-built
- Well-presented modern interiors
- Secure communal entrance
- Welcoming hallway with built-in storage
- Spacious living/dining room with large south-facing windows
- Modern fitted kitchen
- Two double bedrooms with built-in wardrobes
- Bathroom with three-piece suite
- Communal garden grounds & Unrestricted parking
- Gas central heating and double glazing
- Factor: James Gibb - £136pm, which includes building insurance & communal maintenance







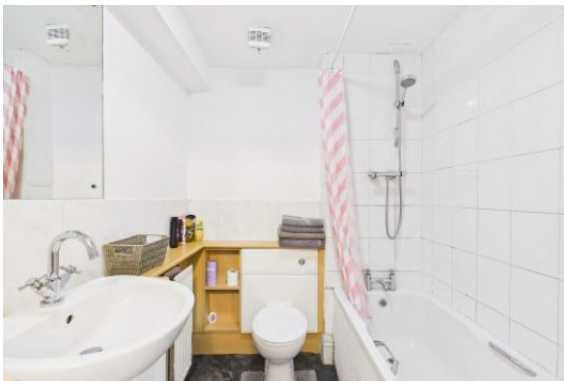
A spacious second-floor
flat in well-connected
Restalrig







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for a virtual tour](#)



Restalrig

Enjoying an ultra-convenient location just two miles east of the city centre, picturesque Restalrig dates back to the 1100s when noble families dominated the district. Today, the historic area retains many of its ancient buildings and has become a popular residential setting with an excellent range of local shops and services. Further amenities can be found just a stone's throw away, with a large supermarket on Portobello Road and a range of retailers at Meadowbank Retail Park. Fort Kinnaird and Ocean Terminal are also easy to access from Restalrig and offer high-street shops and restaurants, as well as multiplex cinemas.

Meanwhile, for fashionable eateries and bustling bars, the vibrant districts of Leith and The Shore are within easy reach. Restalrig residents don't have to go far to take in a little fresh air, with Lochend Park offering a country-style park, complete with a children's play area and café. Slightly further afield, Portobello boasts its famous seafront promenade, Holyrood Park provides a spectacular array of hills, glens, and lochs, and Arthur's Seat enjoys panoramic city views. Golf enthusiasts will find Craighentinnie Golf Course within the district, and those who prefer indoor exercise can access state-of-the-art facilities at Meadowbank Sports Centre. Well-regarded schools fall within Restalrig's catchment area, with the capital's fine independent schools also easily accessible. Restalrig is well-connected with regular public transport and excellent road links in and out of the city, via the A1 and A199.

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dream property!



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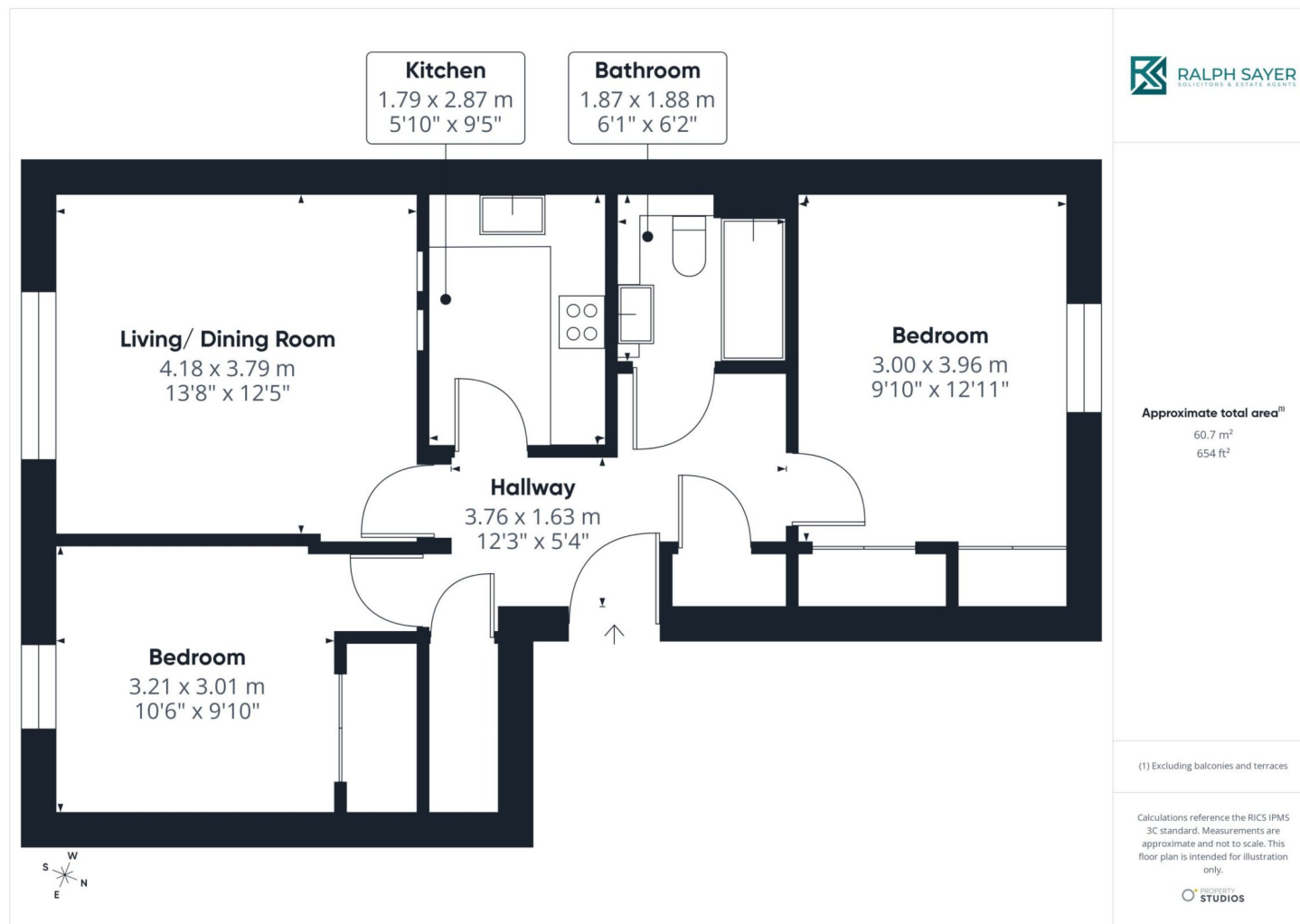


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan



Council Tax Band:
D

EPC Band:
B

Home Report Value:
£175000