



36/4 RESTALRIG DRIVE
EDINBURGH, EH7 6JF





PROPERTY SUMMARY

Offering a convenient base in Restalrig, east Edinburgh, 36/4 Restalrig Drive is a second-floor flat combining a practical two-bedroom layout with easy access to the city's amenities. Local shops, supermarkets and green spaces are close by, while regular bus services provide straightforward connections to Edinburgh city centre, Leith and Portobello. The combination of comfortable interiors, communal outdoor space and allocated parking makes the property an appealing choice for first-time buyers, couples and buy-to-let investors.

Part of a modern development with secure phone entry, the flat opens into an entrance hall with built-in storage. A reception room provides room to relax and entertain, complemented by a well-appointed kitchen. The main bedroom is joined by a second bedroom and a bathroom.

Extras: all fitted floor coverings, light fittings and integrated appliances are included in the sale.



FEATURES

- Two-bedroom second-floor flat in Restalrig
- Part of a modern development with secure phone entry
- Entrance hall with built-in storage
- Spacious living/dining room
- Well-appointed fitted kitchen
- Generous main bedroom
- Sunny second bedroom
- Family bathroom
- Communal garden grounds
- Residents' parking with one allocated space
- Electric heating and double glazing

36/4 RESTALRIG DRIVE

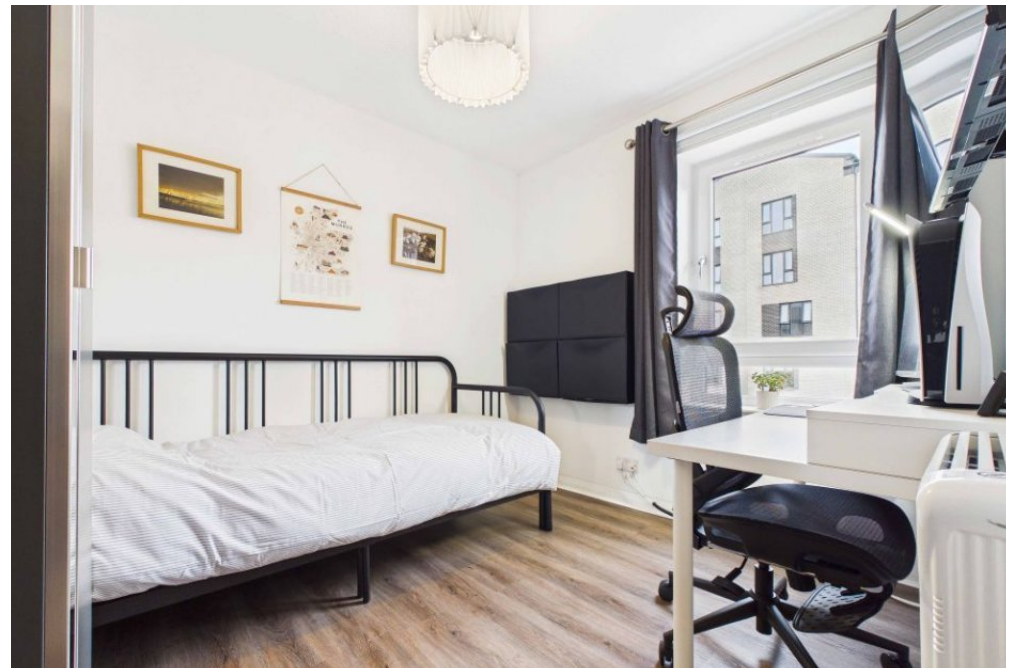
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for a virtual tour of the property



Two-bedroom second-floor flat with
communal gardens and allocated
parking.



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 Craighentilly 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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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



EPC
RATING



COUNCIL
TAX BAND

