NEILSONS

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Offers Over

£190,000

182/2 Restalrig Road South

Restalrig | Edinburgh | EH7 6EA

This light and airy ground floor flat is situated within the popular area of Restalrig, close to fantastic local amenities and transport links. The property which is presented to the market in move-in condition would appeal to the first time buyers, young professionals or retirees.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- Allocated Parking
- Communal Gardens
- EPC Rating – D
- Council Tax Band - C



Description

The accommodation comprises a secure entry system leading to a welcoming hallway with a useful utility area, a bright and spacious reception room, and a stylish modern fitted kitchen incorporating integrated appliances. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes, and a contemporary fully tiled shower room. Further benefits include gas central heating and double glazing.





Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated fridge/freezer, integrated dishwasher and washing machine.

Gardens & Parking

The property is set within well-maintained communal garden grounds and benefits from an allocated parking space. The development is factored by Trinity Factor at an approximate monthly cost of £75, which includes the upkeep of the communal grounds and block buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





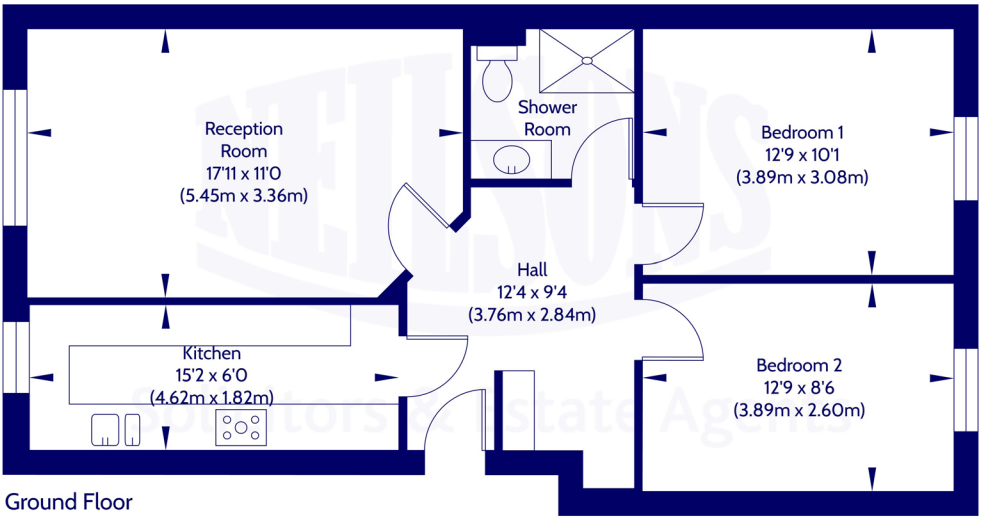




Location

The property is situated in the popular Restalrig area of the city where local shops and services are on hand serving everyday needs. Regular public transport is available into Edinburgh's City Centre, as well as Leith's fashionable waterfront offering a variety of trendy restaurants, bars and bistros. Leisure pursuits nearby include the newly renovated Meadowbank Sports Stadium, Craigentinny Golf course and the wide green spaces of Holyrood Park and Arthur's Seat, which offers many walks and activities. It is an ideal commuting base as the A1 and City bypass are also nearby, as is St James Quarter, Ocean Terminal shopping complex and Meadowbank Retail Park both offering many high street named stores.

Approx. Gross Internal Floor Area 63 Sq M / 681 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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