



15/2, Restalrig Drive, Edinburgh, EH7 6JX

Tastefully Presented, Two-Bedroom, Ground Floor Flat with Garden & Driveway

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Property Description

Tastefully presented, this two-bedroom ground-floor flat offers a stylish, well-proportioned accommodation, along with private gardens to three aspects and a driveway. The property forms part of an established residential development in the popular Restalrig area, just east of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a shower room.

Highlights include a fitted kitchen with appliances, a modern bathroom, and contemporary flooring throughout.

In addition, there is gas central heating, a feature fireplace for the lounge, double glazing, and a secure entry system.

Externally, there are low maintenance gardens plot to the front, side and rear, incorporating a driveway, and a shared rear drying green.

A welcoming entrance hall provides access to all rooms and includes a convenient storage cupboard. Positioned to the front, a bright dual aspect living room enjoys a south-facing aspect with twin windows, allowing excellent natural light. The space is finished with tasteful decor, wood-effect flooring, a fireplace, a wall-mounted TV point, and bespoke shelving.

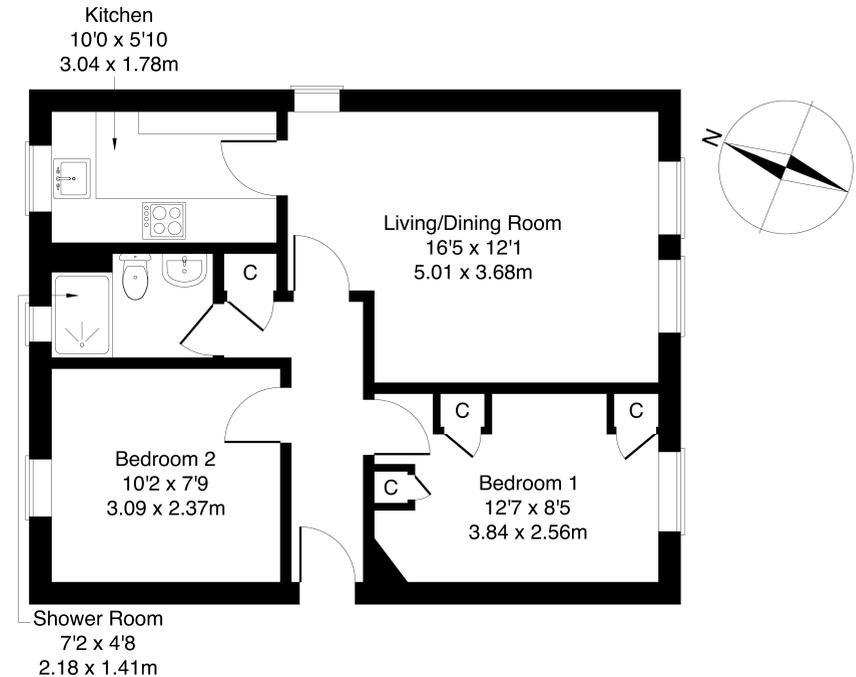
Set off the lounge, the kitchen is fitted with a range of wall and base units with stone-effect worktops, a sink with a drainer, and a tiled surround. Appliances include an integrated double oven and gas hob, along with a freestanding fridge/freezer and washing machine.

Two double bedrooms are located on opposite sides of the property. Bedroom one features light decor, carpeted flooring, and overbed storage, while bedroom two also offers light decor and carpeted flooring. Completing the accommodation, the shower room is fitted with a modern suite, tiled splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (560 sq ft - 52 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Restalrig is a popular residential area situated east of Edinburgh city centre, comprising a variety of family-sized homes. A good selection of local shops is available throughout the area, with larger supermarkets including a Morrisons on Portobello Road and a Sainsbury's at Meadowbank Retail Park. Further high-street shopping can be found at the St James Quarter, while the Omni Centre offers a cinema, restaurants, bars, and a gym. Nearby Ocean Terminal provides additional retail,

leisure and parking facilities. For outdoor recreation, Leith Links offers open green space, a children's play park and walking routes, while Portobello's beach promenade and the extensive parklands of Holyrood Park and Arthur's Seat are also within easy reach. The area is well served by a range of schools at all levels and offers excellent transport links via the A1 and A199, along with frequent bus services from Restalrig Avenue and Portobello Road.





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