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3b/2 Loaning Road, Edinburgh, EH7 6JE

A Bright & Tastefully Presented, One-Bedroom, Ground-Floor Flat

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Property Description

A bright and tastefully presented, southerly facing, one-bedroom, ground-floor flat. Located in a modern factored block, in a quiet side street, adjacent to old Restalrig village, northeast of Edinburgh city centre.

Highlights include a fitted kitchen with appliances, quality engineered wood flooring, and a fitted bathroom suite. In addition, there is good storage, gas central heating, double glazing, light modern decor - ready to move in.

The property also benefits from a secured entry system, a shared drying yard to the rear, and unrestricted on-street parking, along with a large communal green space.

An ideal starter home or buy-to-let - with most furnishings available for inclusion in the sale.

A spacious L-shaped entrance hall features quality wood flooring, a deep walk-in cupboard, and an entry handset. A bright, tastefully finished front-facing living room offers ample space for dining, a feature fireplace, and an internal glass brick window that brings light into the adjacent kitchen. The fitted kitchen includes wall and base units, stone-effect worktops, a sink with drainer, a washing machine, a fridge, and an integrated electric oven and hob.

A peaceful, generously sized, rear-facing double bedroom benefits from built-in mirrored wardrobes and carpeted flooring. Completing the accommodation, the bathroom is fitted with a contemporary white suite, a mains shower over the bath, fully tiled splashbacks, a shaver point, inset downlights, a built-in vanity unit with a concealed cistern, a wall mirror, and a chrome ladder-style radiator.

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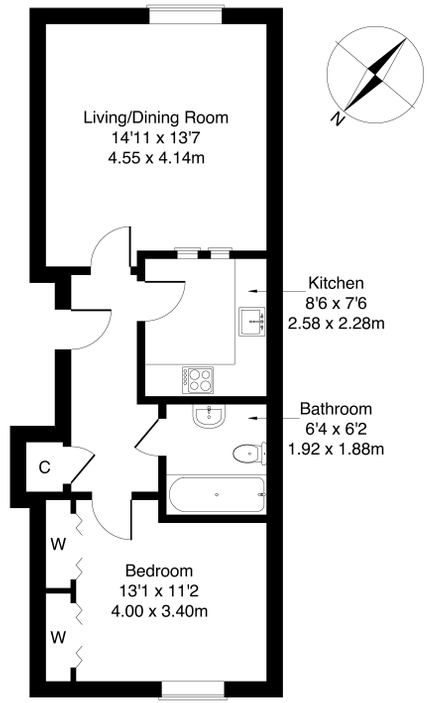
Approximate Gross Internal Area: (538 sq ft - 50 sq m.)



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

Area Description

Located in a well-maintained modern development in the Restalrig area, this home enjoys a quiet setting while providing excellent access to Edinburgh's city centre. Residents enjoy convenient access to local amenities, with a Morrisons on Portobello Road and a Sainsbury's at Meadowbank Retail Park. For a wider retail and leisure experience, St James' Centre, Omni Centre, and Ocean Terminal provide high-street shopping, dining, cinemas, and gyms. Green spaces nearby include Leith Links, Holyrood Park, and Portobello's scenic seafront promenade. The area boasts well-regarded schools and excellent transport links via the A1, A199, and frequent bus services from Restalrig Avenue and Portobello Road.

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