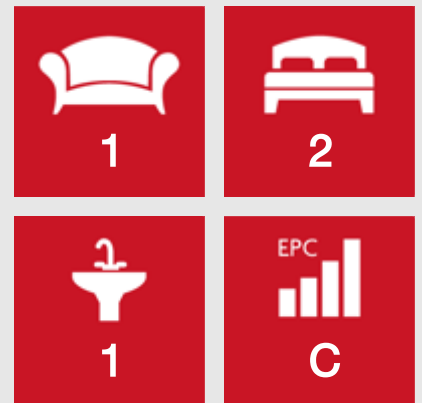




**Thorntons**   
The right way to move

22/11, Restalrig Drive,  
Edinburgh EH7 6FY







## Summary

A bright and well proportioned top floor, 2-bedroom flat offering modern comfort and convenience in a sought after residential location. The property comprises: a spacious living room, two generously proportioned double bedrooms with fitted wardrobes, fitted kitchen (installed 2021), bathroom, and a private attic space. Additional benefits include: double glazing (installed 2024), Electric Heating (installed 2021) and an allocated parking space. Factoring agents are James Gibb at approximately £100 per month which includes building insurance.

## Features

- Spacious and bright top floor flat
- Comfortable living room
- Modern kitchen installed in 2021
- Two generous double bedrooms
- Smart bathroom
- New electric heating installed 2021
- Double glazed windows installed in 2024
- Private attic
- Allocated parking space
- James Gibb factoring, approx. £100/month

## Room Measurements

Living Room: 16'1" x 9'11" (4.89 m x 3.03 m)  
 Kitchen: 9'2" x 7'0" (2.78 m x 2.13 m)  
 Bedroom 1: 14'11" x 9'3" (4.54 m x 2.82 m)  
 Bedroom 2: 12'4" x 10'8" (3.77 m x 3.25 m)  
 Bathroom: 9'2" x 6'7" (2.78 m x 2.00 m)

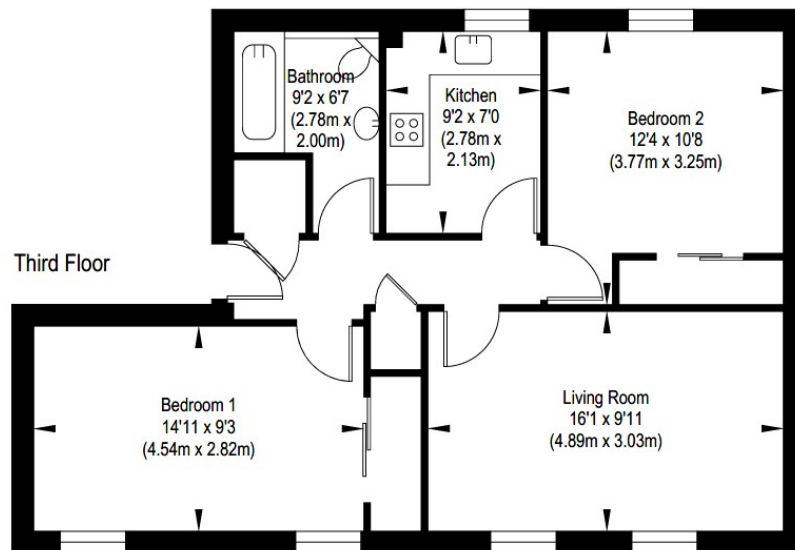




# Floorplan



Approx. Gross Internal Floor Area 60 Sq M / 646 Sq Ft.



All measurements are approximate. Not to scale. For identification only.  
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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.

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