

# 6/4 Restalrig Road South Edinburgh, EH7 6LD

OFFERS OVER £155,000



drummondmiller



- 2-bedroomed 1930's first floor flat
- Ideal starter home or letting opportunity
- Two-windowed living room
- Bright kitchen
- 2 double bedrooms and bathroom/shower
- Double glazing and electric storage heating
- Communal gardens and forecourt parking
- Good bus services and local amenities
- EPC D

### Description

This apartment is positioned on the preferred first floor of a brick-built block of 8 enjoying an elevated position. It dates back in the 1930's when space standards (63 sqm) were more generous than many modern flats and includes in-built storage. This is an ideal starter homes which will also appeal to rental investors due to the high demand of rentals in this area. There is an extremely bright 2-windowed living room and a separate basic kitchen. Both bedrooms are doubles and accessed from the hall. The bathroom has white sanitary ware plus a wall-mounted shower. An entry system controls access into the building.





### Central Heating and Double Glazing

Electric storage heating is complemented by replacement uPVC double glazing. There is mains gas supply to the property.

### Garden and Parking

There is a communal rear garden and private off-street parking by means of a forecourt.

### Location

This setting is right beside the Morrison's supermarket at Piersfield and only yards away from Willowbrae and Meadowbank. It is only a few miles east of Edinburgh's City Centre and extremely close to the delightful sandy beach at Portobello. There are local schools, neighbourhood shops and social/recreational amenities whilst Meadowbank Shopping Park.

### Valuation

The mortgage valuation is £160,000 and the Home Report is available from the ESPC web site.

### Council Tax and EPC

The Energy Performance Certificate rating is D and the property lies in Council Tax band B.

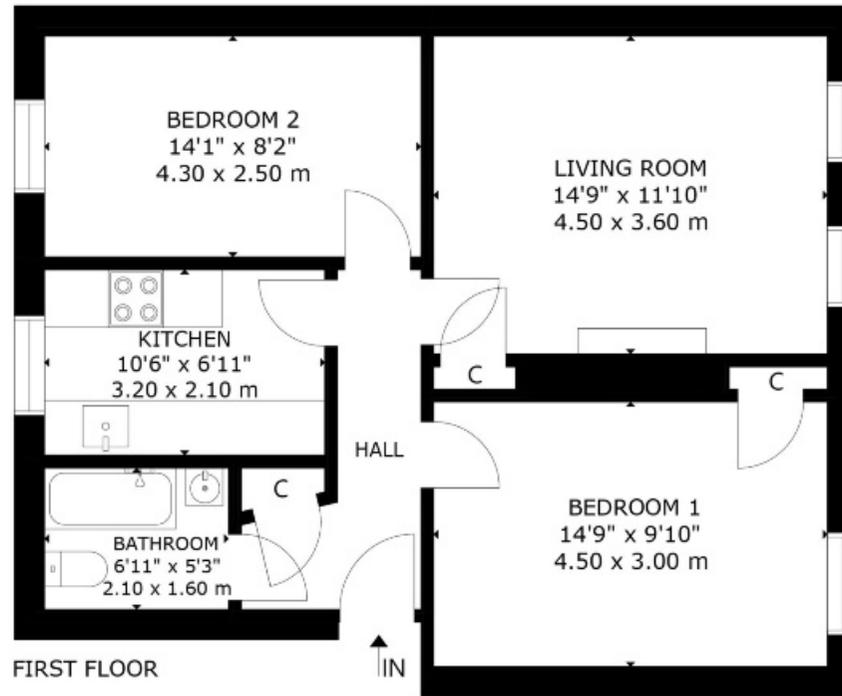
### Extras

Curtains, blinds and the cooker are included in the sale price.

### Viewing

To view telephone Agent 0131 229 3399 (07595820611 out with office hours).





6/4 RESTALRIG ROAD SOUTH, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 658 SQ FT / 61 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
 Copyright © Nest Marketing  
 www.nest-marketing.co.uk

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh  
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or  
 email [sales@dm-property.com](mailto:sales@dm-property.com)  
[dm-property.com](http://dm-property.com)



drummondmiller