

Solicitors & Estate Agents

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■ MACRAE
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RESTALRIG

10/8 RESTALRIG DRIVE, KINLOCH COURT, EDINBURGH, EH7 6FY



- Bright & Spacious Top Floor Flat With Views
- C Listed Building
- Popular Location
- Entrance Hall
- Livingroom/Diningroom
- Kitchen
- Double Bedroom
- Bathroom
- White Meter Heating
- Double Glazing
- Allocated Residents Parking



FIXED PRICE £115,000

The property for sale is a bright and spacious top floor flat part of a converted C listed Kinloch Anderson Mill just off Restalrig Drive.

The historic village of Restalrig is close to a wide variety of amenities all within easy reach. The neighbouring Meadowbank Retail park offers a good selection of shopping facilities including a Sainsbury's. Ocean Terminal and the bars and restaurants of Leith are all close by. Recreational facilities in the area include the popular Meadowbank Sports Centre and Holyrood Park, which are both within a few minutes walk.

The new parliament buildings at Holyrood and the east end of Princes Street are only a short walk away and there are regular bus services to the city centre and beyond.

Hall

Good sized entrance hall. Deep storage cupboard housing the water tanks and electric meter. White meter storage heater. Entryphone handset. Corner shelving. Laminate flooring. Dimmer switch.

Livingroom/Diningroom

(16'10 x 11'1)

Bright and spacious room with 2 windows to the rear with attractive rooftop views. White meter heater. Laminate flooring. Television point. Door to kitchen. (Please note that the centre light fitting in this room is excluded from the sale). The sofas and diningroom table and chairs are available by separate negotiation.

Kitchen

(10'11 x 6'6)

Window to the rear. Fitted floor and wall units with complementary worktops and splashback tiling. Stainless steel sink with single drainer. Free standing cooker, washing machine, fridge and freezer included in the sale. Laminate flooring. Venetian blinds.



Bedroom

(12' x 11'7)

Lovely bright bedroom with 3 windows, 1 to the rear and 2 to the side. Fitted wardrobe with mirrored sliding doors. White meter heater. Fitted carpet.



Bathroom

(9' x 5'9)

Spacious bathroom with white suite comprising bath with electric instant shower, wash hand basin and WC. Window to the side. Extractor fan. Splashback tiling. Wall mirror. Dimplex heater. Laminate flooring. Shaver point.



Outside

There are well-kept communal grounds, with bike sheds, recycling facilities and private residents parking through pend to the rear of the building.

Factors

The property is factored by Life Property Management and there is a fee of £60-£100 per quarter which covers all the common areas and the buildings insurance. Interested parties should confirm for themselves the charges and what they cover prior to submitting their offer.

Council Tax

Band C. Verification of Council Tax banding can be obtained from City of Edinburgh Council or The Scottish Assessors website www.ssa.gov.uk.

Viewing

Open viewings are welcomed Sunday 2-4pm or by appointment please contact us on 0131 225 5985 or sara@macraeflett.com.

Thinking of selling?

Contact us for an estimate - mail@macraeflett.com or 0131 225 5985.

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