



# Restalrig

17/2 St. Triduanas Rest  
EH7 6NF



## First Floor Flat

OFFERS OVER £185,000

- Entrance hall
- Livingroom
- Kitchen
- 2 bedrooms
- Bathroom with shower
- Gas central heating
- Double glazing
- Secure entryphone system
- Communal landscaped gardens
- Residents parking
- Ideal for a first-time buyer
- Lift



Viewing by appointment call  
Beveridge & Kellas on 0131 253 2379

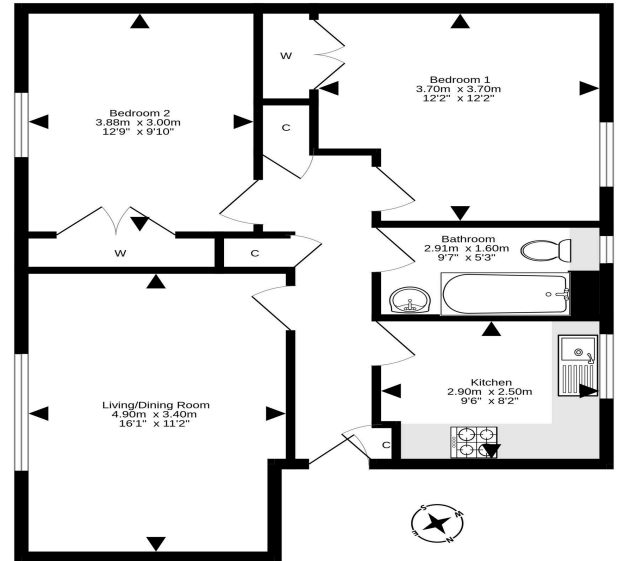


This modern first floor flat is situated within a popular residential area set within communal landscaped gardens with residents parking. The property offers easy access to Meadowbank Retail Park with a Sainsbury's superstore and a Morrisons is also within easy reach at nearby Piershill. A choice of public transport is available to the city centre and surrounding areas.

The property opens to an entrance hall with laminate flooring and 3 storage cupboards 1 of which houses the meters. The double windowed livingroom is to the front laminate flooring and ample space for dining. To the rear the kitchen offers a range of wall and base units, electric cooker, fridge/freezer, and stainless-steel cooker hood. Bedroom one is to the rear of the property with built in wardrobes and bedroom two is to the front. A partially tiled bathroom with 3-piece suite and electric Mira shower completes this property.

## OFFERS

Offers Over £185,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metrage 12/2021

## FACTOR

The building is factored by RMG Scotland at a cost of approx. £110 per month.

## EXTRAS

To include the aforementioned white goods (no warranties to be given) and curtains.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**espc**