



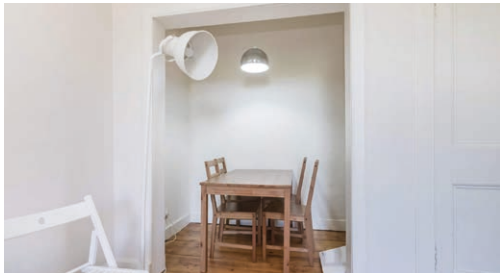
21 3f1 Tarvit Street
Tollcross, Edinburgh, EH3 9JY

CALL US ON 0131 447 4747

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For price and viewing information please visit
residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secured entry.
- Reception hall.
- Good sized living room with open access to dining recess area.
- Fitted kitchen with appliances & folding table.
- Generously proportioned double bedroom with fitted storage.
- Shower room.
- Gas central heating.
- Double glazing.
- Original features.
- Communal garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A top floor flat situated within the vibrant Tollcross district of the city within walking distance of an excellent range of amenities and also close to Edinburgh City Centre. The property will make an ideal purchase for a first time buyer or perhaps for letting purposes.

LOCATION

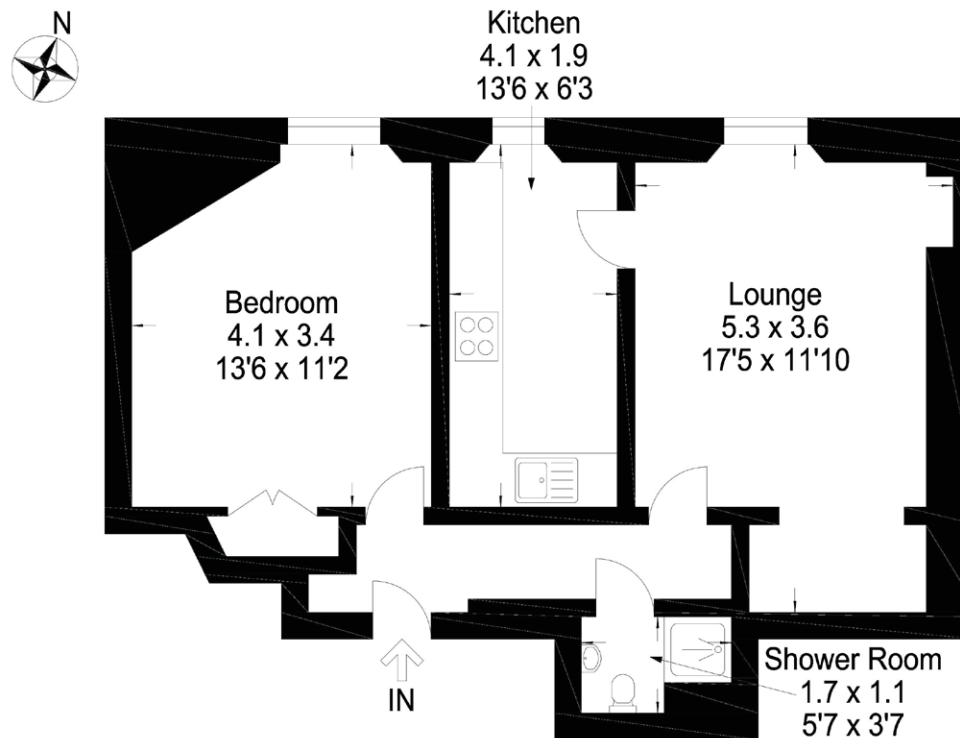
Tarvit Street forms part of the bustling Tollcross district of Edinburgh, close to the delightful open space of the Meadows and Bruntsfield Links. Both the University of Edinburgh and Edinburgh College of Art are within walking distance and the city centre is also easily accessible. Excellent public transport provide quick and easy access to many parts of the city and the property is within easy reach of Haymarket Train Station linking the North and South. There is a great selection of cinemas, theatres and other venues on the doorstep with the nearby Edinburgh Quay and the Grassmarket providing a range of cosmopolitan bars, restaurants and bistros. This is a vibrant area, full of character and perfect for those who enjoy the buzz of city living.

COUNCIL TAX BAND -
TRAIN STATION -
AIRPORT -
BUSES -

B.
APPROXIMATELY 1 MILE TO HAYMARKET TRAIN STATION.
APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE, FREEZER AND FREESTANDING AUTOMATIC WASHING MACHINE. THE FREESTANDING WARDROBES WITHIN THE BEDROOM WILL BE INCLUDED WITHIN THE FOR SALE PRICE AND ALL OTHER FURNITURE WOULD BE AVAILABLE THROUGH NEGOTIATION.





This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2021



**ENERGY PERFORMANCE
CERTIFICATE RATING D**

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.