



2 (2F3) Lochrin Place,
Tollcross, Edinburgh, EH3 9QY

CALL US ON 0131 447 4747

2 (2F3) Lochrin Place, Tollcross, Edinburgh, EH3 9QY

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

- Shared secure entry.
- Reception hall with storage.
- Well presented bay windowed living room with feature fireplace.
- Boxroom/Home office or study.
- Generously proportioned dining kitchen with appliances.
- Ceiling clothes pulley.
- Two good sized double bedrooms.
- Contemporary fitted shower room.
- Gas central heating.
- Double glazing.
- Original features.
- Rooftop communal drying area on first level.
- Permitted & metered parking.



GENERAL DESCRIPTION

Attractive second floor flat part of a traditional tenement building in the vibrant Tollcross district of the city within walking distance of an excellent range of local amenities and also Edinburgh City Centre. The property would make an ideal purchase for a professional person/couple.

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 0.8 MILES TO HAYMARKET TRAIN STATION
AIRPORT: APPROXIMATELY 7.2 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

Lochrin Place is located in Tollcross, a lively and thriving neighbourhood just a stone's throw from Edinburgh City Centre. The property benefits from access to a wide range of amenities including a fantastic selection of independent restaurants, bars and cafes. The scenic green spaces of The Meadows and Bruntsfield Links are moments away with tennis courts, pitch and putt and pleasant walks. Also, nearby is the canal basin and soon to be opened Sustrans cycle route linking the Union canal with the Meadows. Nearby Fountain Park houses a Nuffield Gym, Casino, Cineworld and popular eateries. Cultural highlights all within walking distance include The Usher Hall, The Royal Lyceum Theatre, Cameo Cinema, The Traverse Theatre, and the treasured historic King's Theatre. It is ideally positioned for access to The University of Edinburgh. Superb transport links include regular bus services taking you swiftly throughout Edinburgh while Haymarket Train Station, which is walkable, also boasts tram links to Edinburgh International Airport.

EXTRAS: ALL FITTED CARPETS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER AND AUTOMATIC WASHING MACHINE WILL BE INCLUDED IN THE FOR SALE PRICE.

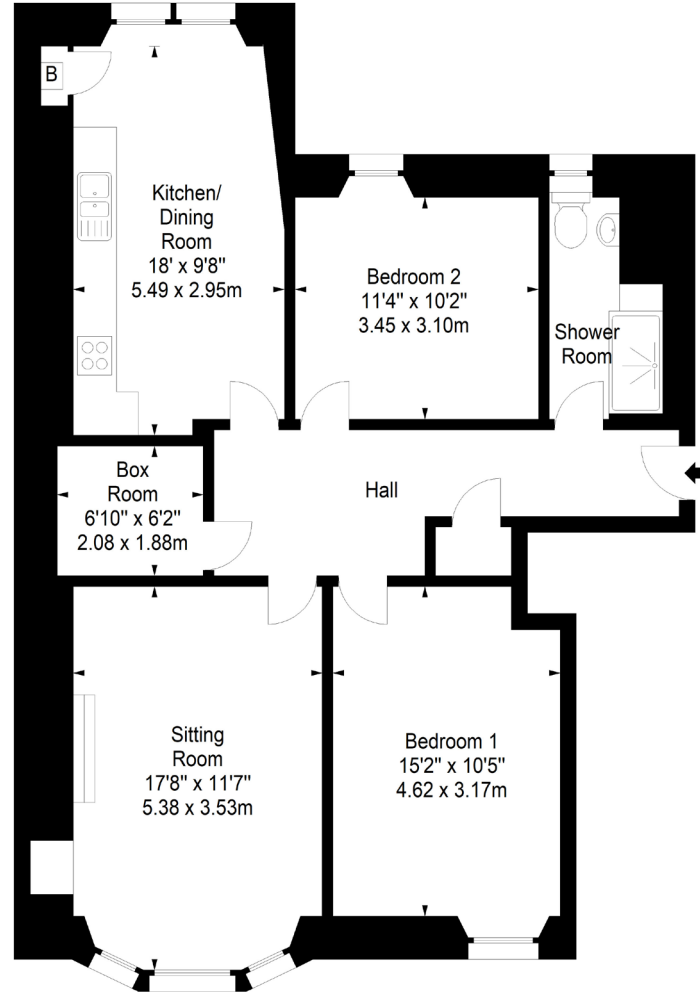




Lochrin Place,
Edinburgh,
Midlothian, EH3 9QY



Approx. Gross Internal Area
921 Sq Ft - 85.56 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Second Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C

76 - 80 Morningside Road, Edinburgh, EH10 4BY
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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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.