



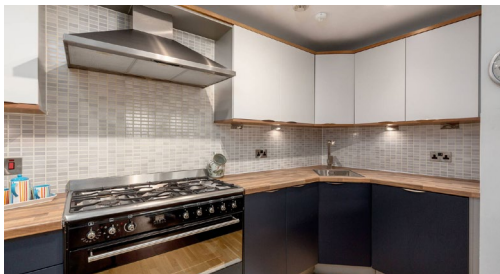
15/2 West Tollcross
Tollcross, Edinburgh, EH3 9QN

CALL US ON 0131 447 4747

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

- Shared secured entry.
- Stairs & lift to all floors.
- Reception hall with two excellent storage cupboards.
- Fabulous open-plan living room/dining room/kitchen with appliances.
- Good-sized double bedroom with fitted wardrobes.
- French door providing access to a private south facing decked patio area.
- Shower room.
- Gas central heating.
- Double glazing.
- Well-maintained communal grounds.
- Allocated parking space within secure underground parking.
- Permit & metered parking within surrounding streets.



GENERAL DESCRIPTION

A well-presented ground floor flat, part of a sought-after modern development in the vibrant Tollcross district of the city, within walking distance of Edinburgh City Centre and an excellent range of local amenities. The property would be an ideal purchase for a first time buyer or young couple and is brought to the marketplace in move-in condition.

FACTORING NOTE

The development is factored by Charles White and an approximate charge of £170 per calendar month. This covers the maintenance of all the communal areas and also the block's buildings insurance.

COUNCIL TAX BAND	C.
TRAIN STATION	APPROXIMATELY 0.7 MILES TO HAYMARKET TRAIN STATION.
AIRPORT	APPROXIMATELY 7.7 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 200 METRES.

LOCATION

Tollcross is a vibrant, central district of Edinburgh, situated within a cosmopolitan area close to an excellent selection of independent shops, supermarkets, cafés, bars and eateries, as well as an arts cinema and theatre. Just a short stroll away is Edinburgh's historic Old Town, whilst further local cultural and recreational venues are located along Lothian Road including the Usher Hall and Filmhouse. Outdoor recreation is well-catered for with tennis courts, running clubs and pitch and putt available on the Meadows and Bruntsfield Links. Nearby Fountainbridge provides access to scenic walks along the Union Canal and is also home to Fountain Park which boasts a large Nuffield Health Gym and entertainment hub. Higher education institutions situated close-by include Edinburgh College of Art, Edinburgh University's main campus and Napier's Merchiston campus. In addition to fantastic bus links, Tollcross is well-placed for straight forward access to the City Bypass and, also, lies within easy reach of Haymarket train station providing services across Scotland and the UK.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED RANGE COOKER, COOKED HOOD, FRIDGE/FREEZER, DISHWASHER, AND AUTOMATIC WASHING MACHINE WITHIN ONE OF THE STORAGE CUPBOARDS. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



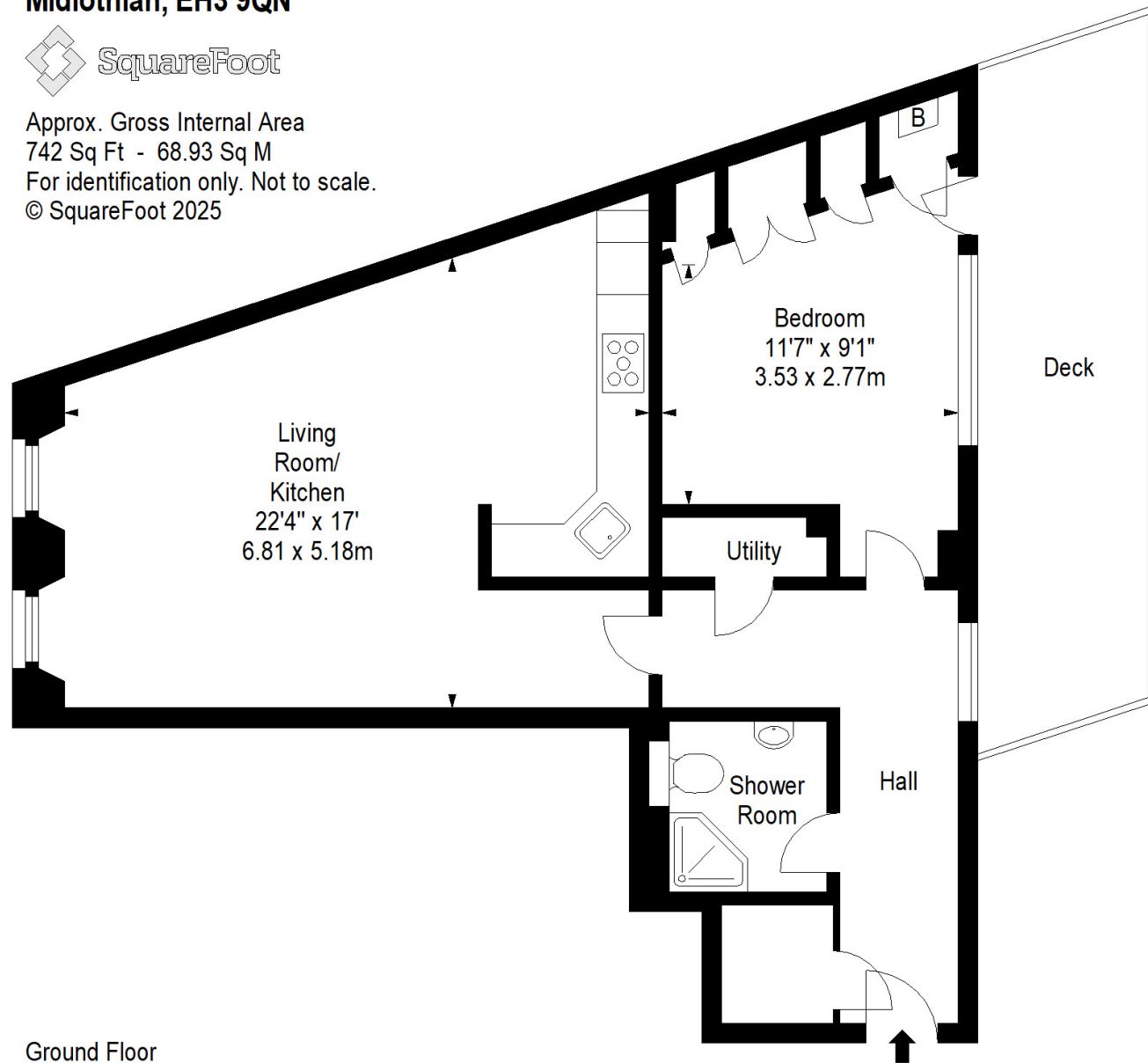
**West Tollcross,
Edinburgh,
Midlothian, EH3 9QN**



Approx. Gross Internal Area
742 Sq Ft - 68.93 Sq M
For identification only. Not to scale.
© SquareFoot 2025



**ENERGY PERFORMANCE
CERTIFICATE RATING C**



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T: 0131 447 4747

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.