

20 (flat 3) Home Street, Tollcross, Edinburgh, EH3 9LY



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Description

20 (flat 3) Home Street is a particularly appealing one bedroom, second floor apartment situated within a traditional stone-built tenement in the popular area of Tollcross. This superb location offers a host of amenities right on the doorstep. These include The University of Edinburgh, King's Theatre and the Cameo Cinema to name just a few. The flat itself offers comfortable and easily manageable living space, and would make an ideal first time buy or investment purchase.

- Hallway
- Open plan living/dining/kitchen
- Double bedroom
- Shower room
- Electric heating
- Double glazing
- Secure entry system
- On street permit parking

Extras

Sold with all fixtures, fittings, and furniture including the oven, hob, cooker hood, washing machine, and fridge with freezer. The 2 pictures and wall mirror are not included.

EPC Rating: D

Price and Viewing

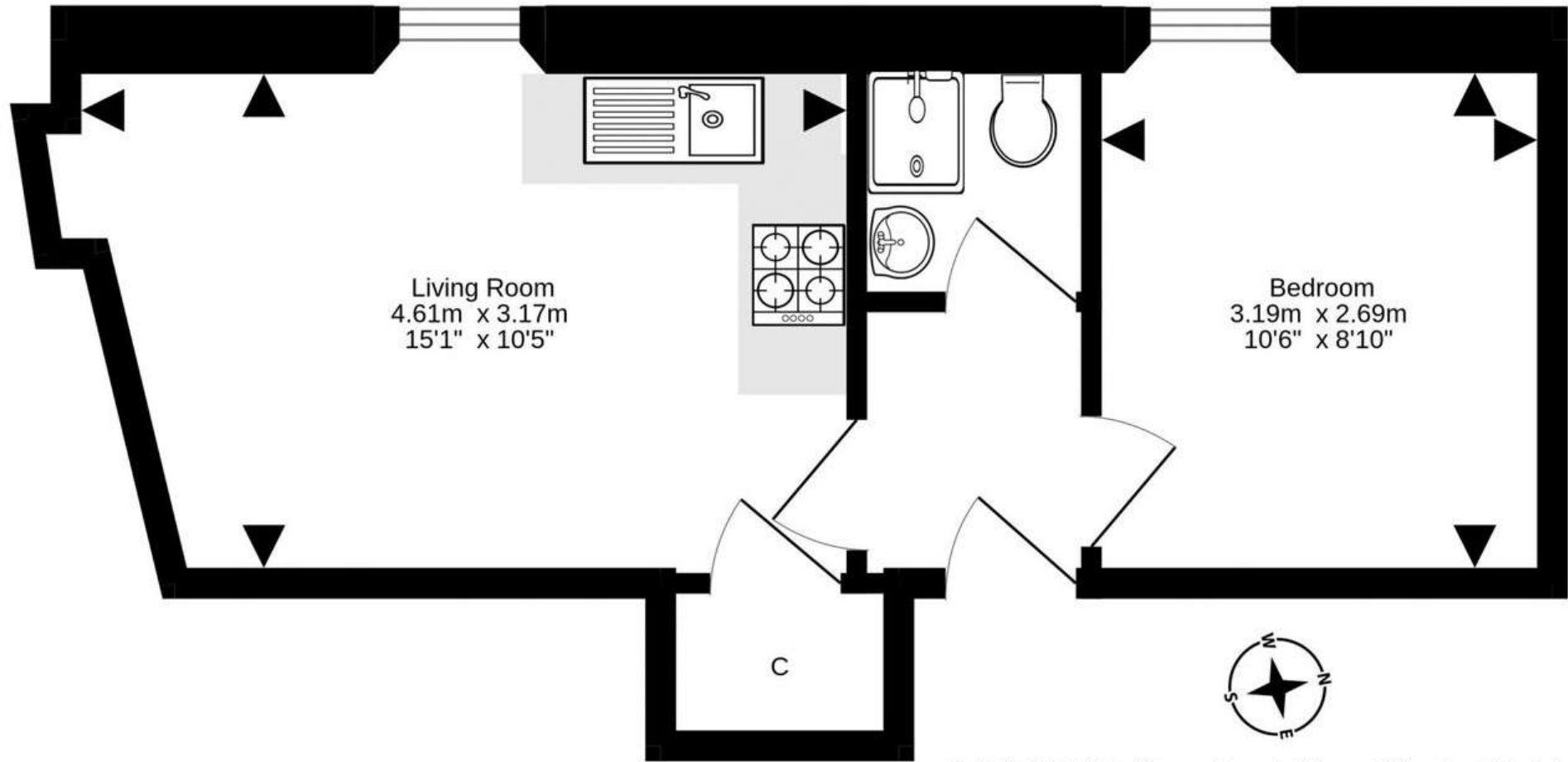
For price and viewing information or further details on this property please contact us on [0131 557 3188](tel:01315573188).



Location

Tollcross is 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, picnic spots, and pleasant walks. Gym enthusiasts will love the One Spa at The Sheraton or Nuffield Health and Fitness Wellbeing Gym at nearby Fountain Park which also houses a Genting Casino, Cineworld Cinema and popular eateries. Cultural highlights all within walking distance include The Usher Hall, The Royal Lyceum Theatre, the independent arthouse Cameo Cinema, The Traverse Theatre, and the treasured historic King's Theatre. It is ideally positioned for access to The University of Edinburgh and Edinburgh Napier University. Superb transport links include regular bus services taking you swiftly throughout Edinburgh, and Haymarket Train Station which is walkable, boasts tram links to Edinburgh International Airport.





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.
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

