



17 3f1 Home Street, Edinburgh, EH3

Offers Over £150,000

**REVERE**



# Key Features

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- Stylish one bedroom flat
- Modern Kitchen and shower room
- Sought-after Tolcross location
- Excellent local amenities and transport links
- Double Glazing
- Permit parking available (Zone 8)



*A beautifully presented one-bedroom flat ideally located in the vibrant and ever-popular Tollcross area of Edinburgh.*







This charming property offers a perfect blend of period character and modern comfort, making it an ideal home for first-time buyers, professionals, or investors alike.

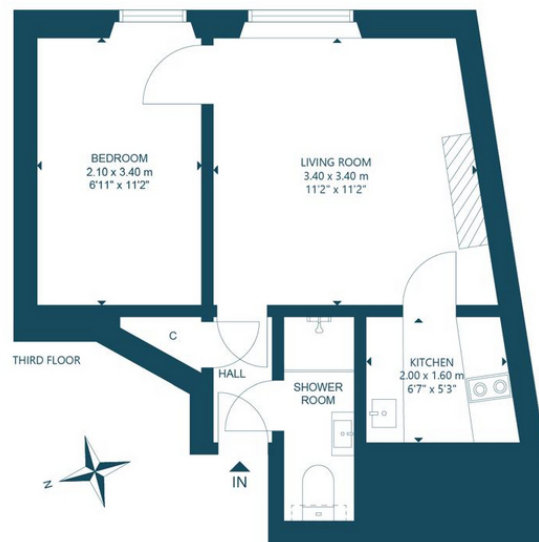
Situated on the third floor of a traditional tenement, the flat is bright and airy throughout, thanks to large sash-and-case windows and neutral décor. The living room boasts elegant cornicing, a feature fireplace, and ample space for both relaxing and entertaining. A well-appointed kitchen comes with contemporary units and integrated appliances, offering a practical layout for everyday cooking.

The double bedroom is generously sized and quietly positioned to the rear, providing a peaceful retreat with plenty of natural light. A modern shower room completes the accommodation, featuring sleek fittings and a clean, stylish finish. Additional benefits include a secure entry system and permit parking.

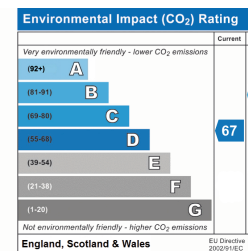
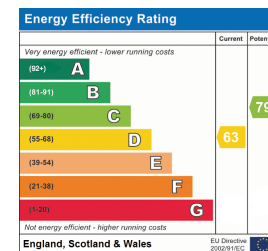
Tollcross is a lively and well-connected neighbourhood, known for its excellent amenities, independent cafes, bars, and cultural venues – including the King’s Theatre just moments away. The flat is also within easy walking distance of the Meadows, Bruntsfield, and the city centre, with fantastic public transport links right on the doorstep.

To arrange a viewing please get in touch with a member of team revere today.





17(3F1) HOME STREET, EDINBURGH, EH3 9JR  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 299 SQ FT / 28 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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Tenure Type: Freehold  
Council Tax Band: B  
Council Authority: Edinburgh

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