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Flat 2, 13 West Tollcross

Edinburgh EH3 9QN



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Property Summary

Introducing a two-bedroom, two-bathroom second-floor flat forming part of a contemporary development within walking distance of the city centre. The flat is well-presented throughout, enjoying modern interiors. The southwest-facing home boasts a generous open-plan living and dining kitchen with contemporary units, handy downlighters, space for seated dining and a Juliette balcony for ample natural light. The residence further enjoys a wardrobed principal bedroom with an en-suite bathroom boasting an overhead shower, a versatile second bedroom with fitted wardrobe space and a shower room. Private parking and communal gardens are also provided.

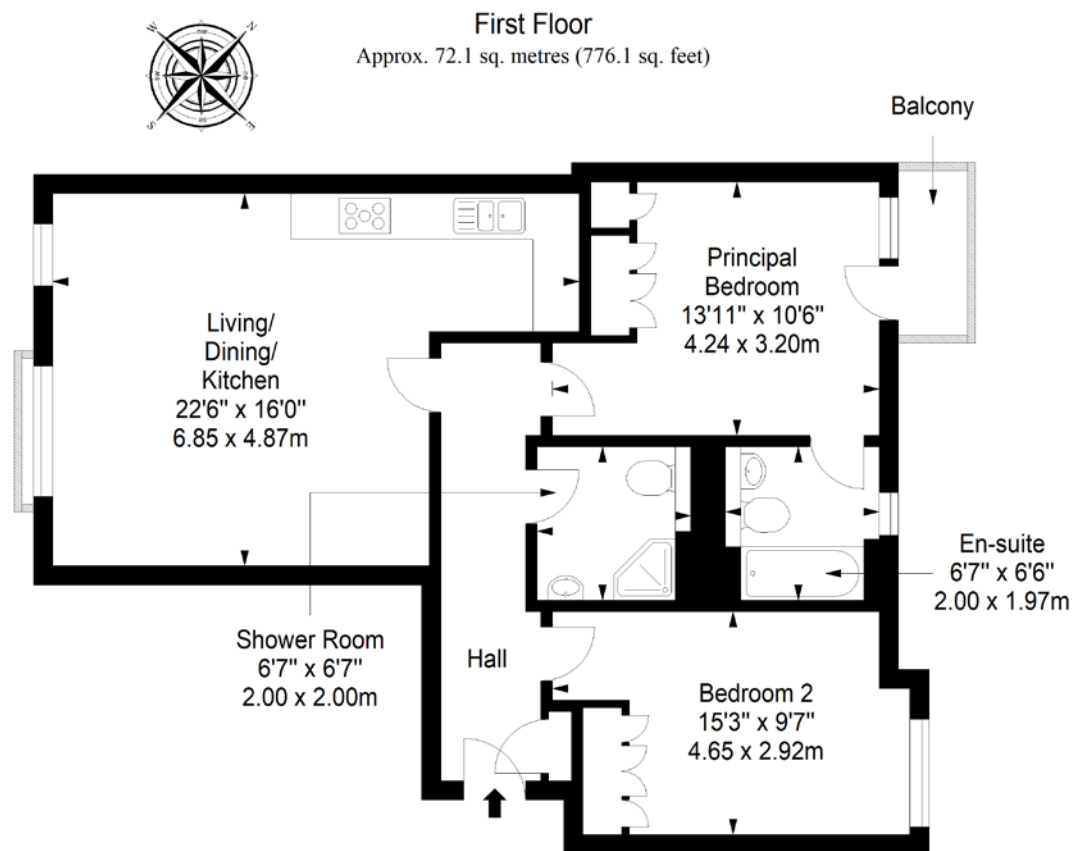
Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale

Features

- Sunny first-floor flat in a modern development
- Within walking distance city centre
- Secure shared entry and lift service
- Modern interiors throughout
- Entrance hall with storage
- Southwest-facing living/dining/kitchen with a Juliette balcony
- Balconied main bedroom with wardrobe and en-suite
- Second double bedroom with wardrobe
- Modern shower room
- Private balcony with garden views
- Communal grounds
- Underground parking
- Gas central heating and double glazing
- EPC - B



Floorplan



Total area: approx. 72.1 sq. metres (776.1 sq. feet)

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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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