



Location

This two bedroom, ground floor traditional tenement flat is conveniently situated within walking distance of Edinburgh City Centre, in the vibrant area of Tollcross.

The area is surrounded by an array of amenities, offering a variety of specialist shops, bars and restaurants. There is also a wide range of leisure and cultural activities nearby including the cinema, Lyceum Theatre and the Usher Hall. The Fountain Park Leisure complex to the West has a cinema, bowling, health club, restaurants and bars.

For those who enjoy the outdoors, the green open spaces of Bruntsfield Links and the Meadows are only a short walk away, and the Union Canal walkway and cycle path are close by.

You will find excellent 24 hour bus services running to and from the City Centre and further afield, with both Waverley and Haymarket rail stations within walking distance. Schooling is also accessible from Nursery right through to university level.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Entrance hallway

Livingroom/kitchen with built in hob & oven, extractor fan and washing machine: these items are believed to be in good working order though their condition is not warranted

Two double bedrooms

Shower room with wash basin

WC apartment with wash basin

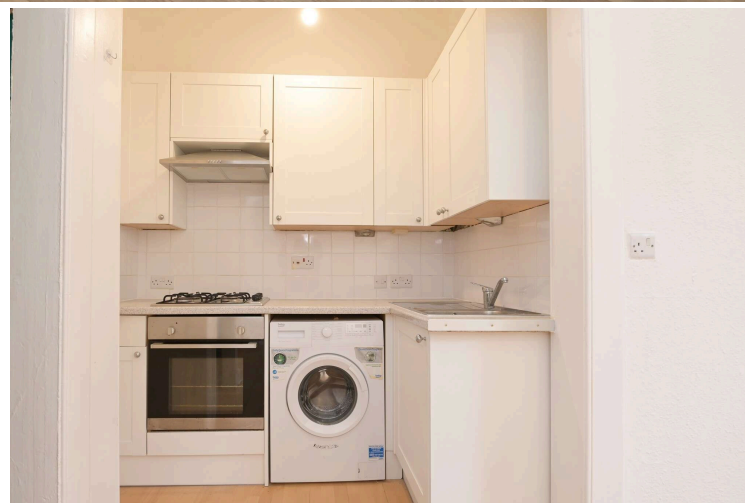
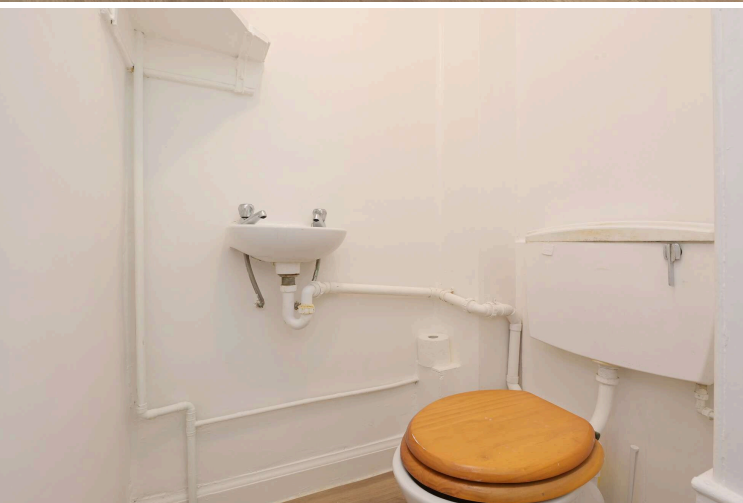
Extra Features

Gas central heating

Secure entry phone system

Communal garden grounds to the rear

Factor fee £340 per year



Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

