



# Tollcross

3F3 9 Brougham Street  
EH3 9JS



1



3



EPC Rating

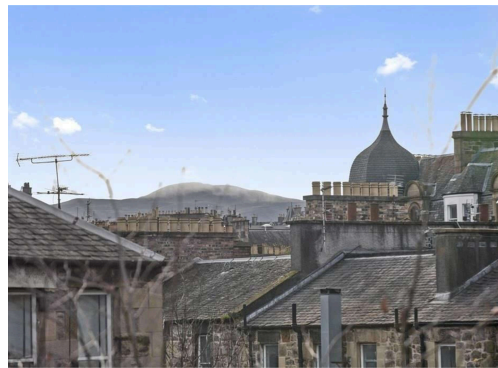
## Top Floor Flat - Buzzer 3F3

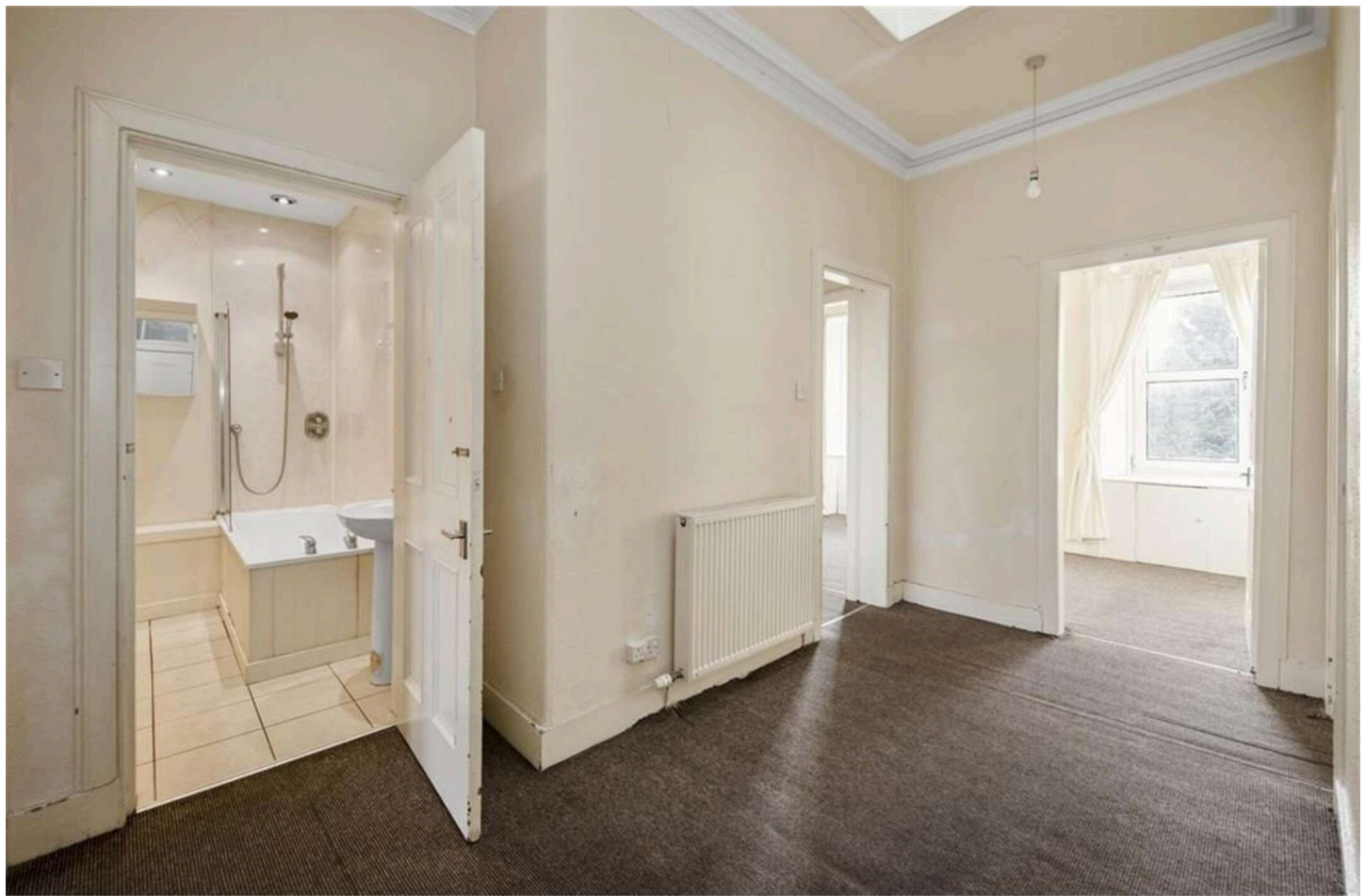
FIXED PRICE £289,995

- Entrance hall
- Living room
- Kitchen
- 3 Bedrooms (1 single)
- Bathroom
- Separate WC/cloakroom
- Gas central heating
- Double glazing
- On street zoned parking
- Shared rear garden



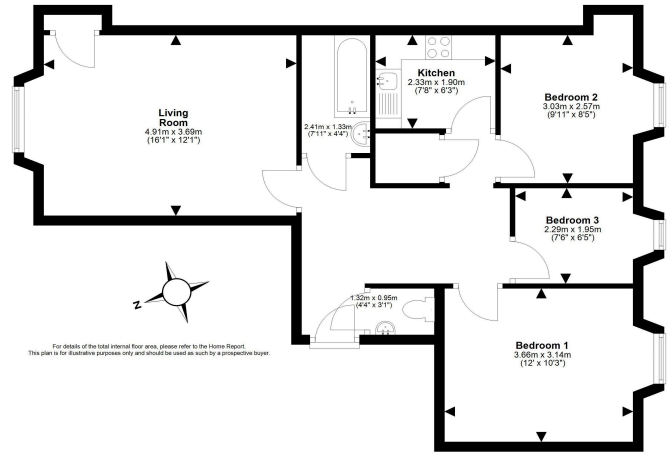
Viewing - by appointment call  
Beveridge & Kellas on 0131 554  
6321











Viewing is highly encouraged for this 3 bedroomed top floor flat situated within the Tollcross area of the City Centre just a stone's throw the wide open spaces of the Meadows and Bruntsfield Links. The area offers many local cafes, shops, bars and restaurants and also provides quick and easy access to the City Centre. Nearby Bruntsfield and Morningside offer a further choice of shopping and recreational facilities.

The flat opens to an entrance hall featuring a skylight allowing in plentiful natural light, Entryphone handset, a handy storage cupboard (housing the boiler) and gives access to the rest of the accommodation. The front facing living room is of a generous size, features twin windows and several traditional features including Edinburgh press, cornice and a ceiling rose. The kitchen is found to the rear, with base and wall units, integrated oven and hob, undercounter fridge freezer and a washing machine. To the rear are two double bedrooms one of which features Edinburgh press shelving. An additional single bedroom is also to the rear and would also make an ideal study. The bathroom has tiled floor, bath with overhead shower unit, wash hand basin and a heated towel rail. Separately a WC/cloakroom with a wash hand basin completes the accommodation.

Additional benefits include gas central heating, double glazed windows and access to a communal rear garden.

## EXTRAS

All aforementioned white goods, carpets, curtains, light coverings to be included in the sale (no warranties to be given). Additional furniture is open to separate negotiation.

## OFFERS

A fixed price of £289,995 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc