



127/11 Lothian Road

Tollcross, Edinburgh, EH3 9AD



VMH ESTATE AGENTS



Appealing, bright 3 bedroom top floor flat located in a bustling location within walking distance of the City Centre

- Sitting/dining room
- Fitted kitchen
- Double bedroom 1
- 2 further bedrooms
- Bathroom
- Popular & convenient location
- Successful HMO Buy-to-Let
- Secure entryphone system
- Permit parking
- Gas central heating



Fixed Price: £299,995

EPC Rating: D

Council Tax: C

Tenure: Freehold

Further information can be found in the home report.

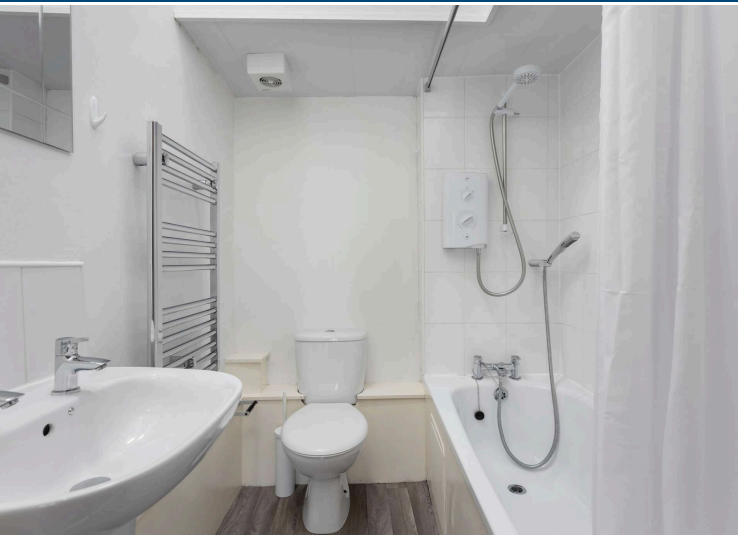
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About the Property

Located in the popular and convenient area of Tollcross this bright 3 bedroom top floor flat forms part of a traditional tenement. The property lies within easy reach of all the attractions and amenities of the City Centre. There is also an abundance of local amenities on the door step. The interior now requires some upgrading and modernisation but there is great potential to create a superb home or fantastic buy to let opportunity. There is an existing HMO licence and the current owner has run the flat as a successful buy-to-let property for many years.

Extras

All fitted floor coverings, light fittings, hob, oven, extractor hood, fridge/freezer and washing machine are included in the sale price.

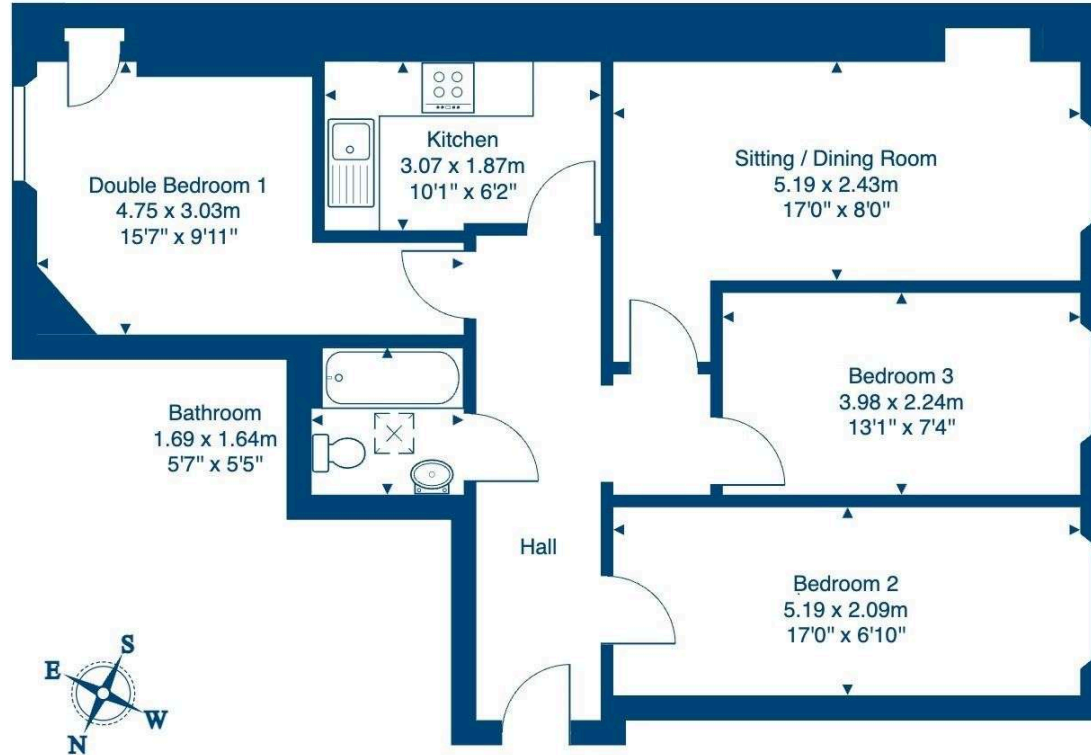


Location

Tollcross is a high amenity area bordering Bruntsfield, Quartermile and the Old Town.

The main retail and commercial thoroughfares of the West End, George Street, Princes Street and St James Quarter are all easily accessible on foot or by bus. There is an excellent range of local shops and amenities close by with further choice in Bruntsfield and Morningside. The green open spaces of Bruntsfield Links, The Meadows, and the Union Canal walkway and cycle path, are nearby and perfect for joggers, cyclists and dog walkers. Excellent bus services run to and from the city centre and beyond, and both Waverley and Haymarket rail stations and tram at Haymarket are within walking distance.

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Third Floor

Total Area: 68.6 m² ... 739 ft²

All measurements are approximate and for display purposes only.





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