





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



5 Drumdryan Street
Edinburgh, EH3 9JZ

Entrance vestibule
Sitting room
Dining kitchen
Double bedroom
Boxroom
Bathroom
Gas central heating
Original features
Beautifully kept shared rear garden
EPC: D
Council tax band: C

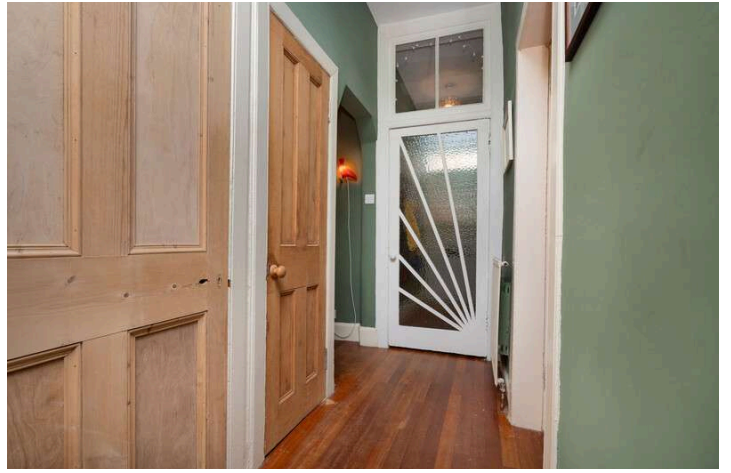
This is a rare opportunity to buy a truly unique main door flat full of character superbly located within the heart of the bustling Tollcross area of Edinburgh, on the edge of the open green spaces of the Meadows. This delightfully bright and spacious one bedroom property affords well-proportioned accommodation, in excellent order throughout and retaining many fine period features which include a traditional fireplace, cornice work and original sanded floors, all of which adds to its character and charm. The property benefits from having full gas central heating throughout (with a new boiler fitted just three years ago) ensuring a comfortable and ambient living environment. This delightful property offers a great opportunity for those seeking a city centre home or perhaps as a "Buy to let" investment. To the rear of the property there is a well-tended shared garden with summer house, offering a quiet tranquil setting to enjoy.

The accommodation comprise: Entrance vestibule with inner door leading to hall. Hall with doors leading to all the main rooms, natural wood flooring, deep storage cupboard. Sitting room with windows to front, traditional lined and working fireplace with cast iron inset and tiled hearth, original linen cornice and natural wood sanded floor. Boxroom ideal for storage. Cottage style dining kitchen tastefully fitted with modern base and wall mounted units with Belfast sink, ample worktop space, gas cooker, pulley and two windows to the rear with a lovely outlook over the shared rear garden. Spacious double bedroom to the rear with window overlooking garden and window seat. Fitted storage and hanging space, inset shelving and fitted carpet. Tastefully tiled bathroom with three piece white suite, instant shower over bath, glazed screen, heated towel rail, and window to the front.

Tollcross lies a short distance south of the City Centre and is well positioned to take advantage of a superb range of local shops all within walking distance, supported by the usual banks, building societies and postal services. Leisure-wise a variety of bars and restaurants nearby as well as some of Edinburgh's highly regarded theatres (including King's Theatre), and cinemas (including the Cameo Cinema). The Fountain Park leisure and recreational complex just a short distance away offers a wider selection of amenities. The beautiful open spaces of the Meadows and Bruntsfield Links is within walking distance with their open grassland crossed by tree lined paths and a children's playground, a croquet club, tennis courts and recreational sport pitches. Schooling is well represented from nursery to senior level, and Edinburgh University buildings are within easy walking distance. There is an excellent public transport network that operates to most parts of the town and surrounding areas. Residents zone and meter parking is available in the local area.



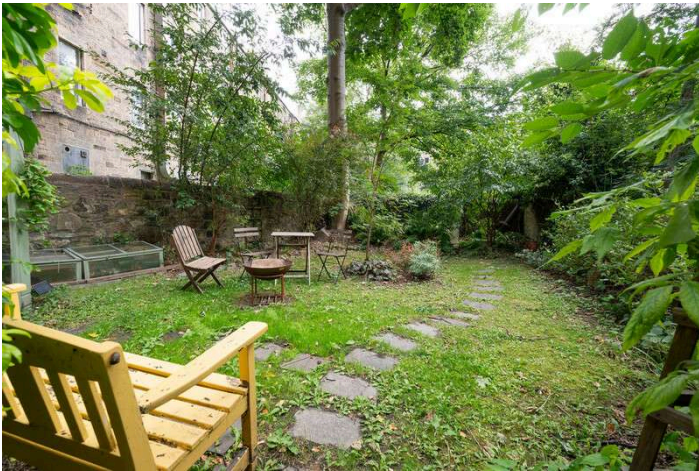


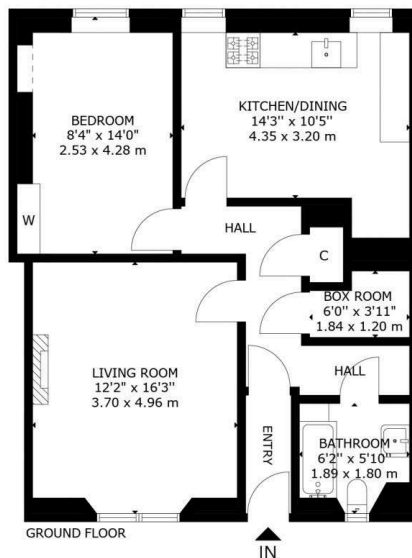












5 DRUMDRYAN STREET, EDINBURGH EH3 9JZ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 620 SQ FT / 58 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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