

TOLLCROSS  
21/8 BROUGHAM STREET  
EH3 9JS



EPC RATING: D

FIXED PRICE £275,000



## STYLISH, SPACIOUS & SUNNY ONE BED THIRD FLOOR FLAT IN VIBRANT CENTRAL LOCATION

With the wide open spaces of the meadows on your doorstep, this superb bright top floor flat has new windows & boiler and would make an ideal home for first time buyers or a great investment property. Walking distance from the city centre, universities, the financial district and Bruntsfield & Marchmont, you have a wealth of amenities in close proximity but with a lovely local vibe. Could easily be used as a two bed with open plan living/kitchen/dining room if required. Excellent transport links nearby.

### VIEWING

Please Call Jardine Phillips 0131 4466850

### PROPERTY DESCRIPTION

- Hall with handy storage cupboard housing boiler & space for coats & shoes
- Impressive large living room with twin windows, working shutters, feature fireplace, Edinburgh press, stripped wood flooring & cornicing
- Open plan kitchen/living/dining room with great range of white high gloss units & appliances, original fireplace, space for dining and recess for relaxing or working
- Spacious double bedroom with feature fireplace, window seat, stripped wood flooring & cornicing
- Good sized shower room with quadrant shower cubicle with mains shower, sink, wc & heated towel rail
- Gas central heating from new Glow Worm boiler fitted 2021
- New upvc sash & case style windows fitted 2020
- Well maintained stair with communal roof repair recently completed
- Communal rear garden
- Residents' permit parking

### AREA

Located on the south side of the city just a short walk from the West End and Princes Street, Brougham Street is walking distance from the many amenities of neighbouring Tollcross, Bruntsfield, Marchmont and Newington with their wonderful selection of independent shops, supermarkets, cafes, restaurants and bars. A great range of theatres, cinemas, galleries and museums are also all within walking distance, as are the wide open spaces of The Meadows and Bruntsfield Links, The Meadows Tennis Club, Warrender Swimming Baths & Gym, a Pure Gym at Quartermile and the Royal Commonwealth Pool at Newington. The flat is in the catchment for the well regarded James Gillespie and St Thomas of Aquinas high schools and is in a prime location for students at Edinburgh or Napier universities. There are excellent bus services from the main roads and easy access to the motorway network.

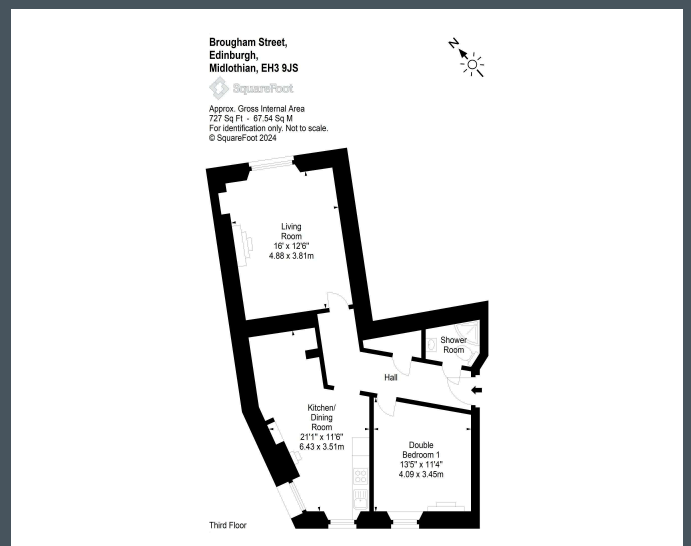
### EXTRAS

The blinds/curtains, light fittings, electric hob, oven, cooker hood, freestanding fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£275,000

Living room	16' x 12'6 (4.88 x 3.81m)
Kitchen/living/dining room	21'1 x 11'6 (6.43 x 3.51m)
Bedroom 1	13'5 x 11'4 (4.09 x 3.45m)



### Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

