

Jardine Phillips  
Solicitors • Estate Agents

TOLLCROSS

36/1 GLEN STREET  
EH3 9JE



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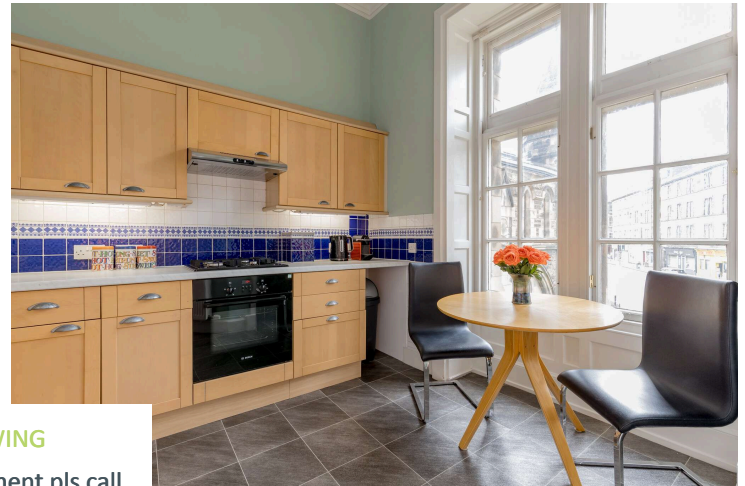
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EPC RATING: C

OFFERS OVER £340,000

## PROPERTY DESCRIPTION

- L shaped hallway with handy storage cupboard
- Spacious twin windowed living room with feature fireplace & beautiful cornicing
- Bright, modern kitchen breakfast room fitted with a good range of wooden units & appliances with space for a breakfast table and large windows with views over the church
- Principal bedroom quietly located to the rear with excellent bespoke fitted wardrobes & open shelving
- Second double bedroom with gothic archway leading to a three light oriel window with pointed arch and amazing outlook over to the church – a perfect place to sit & read
- Modern bathroom with bath with electric shower over, sink & wc
- Gas central heating from Worcester Greenstar combi boiler
- A myriad of period features including feature fireplace, stone mullioned surrounds with timber single glazed sash & case windows, cornicing, stripped wooden floors & doors
- Well maintained communal areas
- On street resident permit parking

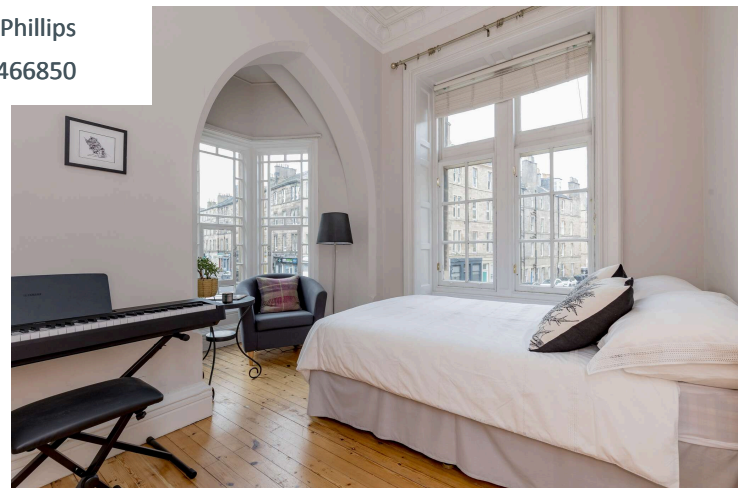
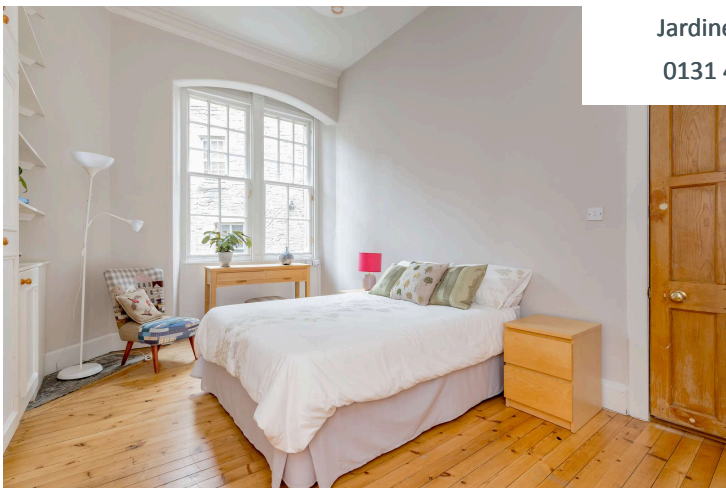


## VIEWING

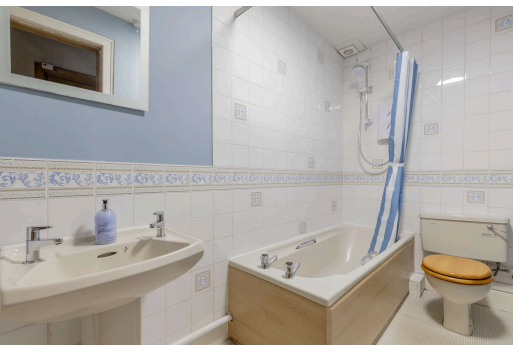
By appointment pls call

Jardine Phillips

0131 4466850







## IMPRESSIVE TWO BED FIRST FLOOR APARTMENT IN HISTORIC GOTHIC LISTED BUILDING

Located in this striking building, designed by Sir Robert Rowand Anderson in 1858, this stunning property is converted from the original parsonage attached to St Michael & All Saints Church. With a wealth of period features, the new owner can have a slice of Edinburgh's history merged with contemporary fixtures & fittings. Walking distance into the city centre, with a wide array of shops & amenities nearby and the wonderful open spaces of the Meadows & Bruntsfield Links on your doorstep, this would make an ideal home for professionals, sharers, students, investors or a young family.

### AREA

Located on the south side of the city, just a short walk from the West End & Princes Street, Glen Street is walking distance from the many amenities available in neighbouring Tollcross, Bruntsfield, Marchmont & Newington, with their wonderful selection of independent shops, supermarkets, cafes, restaurants & bars. A great range of theatres, cinemas, galleries & museums are also all within walking distance, as are the wide open spaces of The Meadows & 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 Tollcross & St Peter's RC Primary Schools and James Gillespie & St Thomas of Aquin's High Schools and is in a prime location for students at both Edinburgh & Napier universities. There are excellent bus services from the main roads both into & out of the city centre, and there is easy access to the motorway network.

### EXTRAS

The blinds/curtains, light fittings, gas hob, oven, extractor fan, freestanding fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£350,000

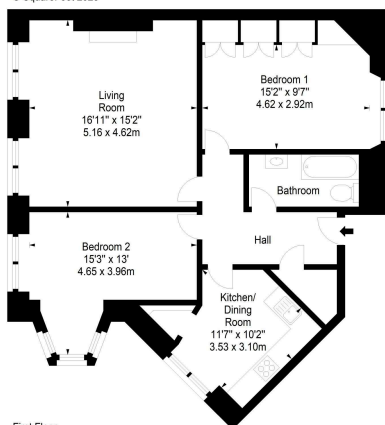


Living room	16'11 x 15'2 (5.16 x 4.62m)
Kitchen/breakfast room	11'7 x 10'2 (3.53 x 3.10m)
Bedroom 1	15'2 x 9'7 (4.62 x 2.29m)
Bedroom 2	15'3 x 13' (4.65 x 3.96m)

Glen Street,  
Edinburgh,  
Midlothian, EH3 9JE



Approx. Gross Internal Area  
907 Sq Ft ~ 84.26 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



First Floor

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.

