

TOLLCROSS
2/6 DRUMDRYAN STREET
EH3 9LA



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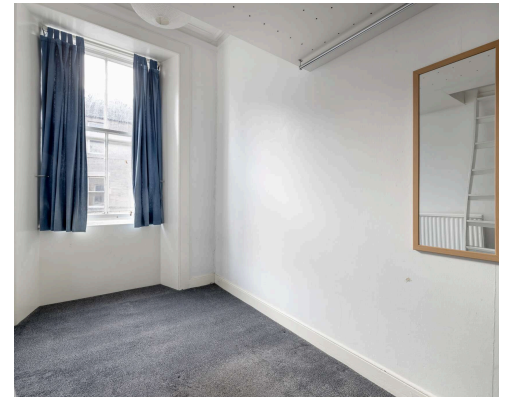
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EPC RATING: C

OFFERS OVER £210,000



SUPERB TWO BED SECOND FLOOR TENEMENT FLAT IN CENTRAL TOLLCROSS LOCATION

Ideal for student sharers, investors or first time buyers is this good sized two bed period property with spacious sitting/dining room, separate fitted kitchen, one double and one single/mezzanine bedroom, modern bathroom & communal rear garden. Situated a short walk from the city centre, with the amazing Bruntsfield Links & Meadows on your doorstep and easy access to a wealth of coffee shops, bars, restaurants & leisure facilities. Perfect for those wanting the buzz of the city centre together with great outdoor space for leisure pursuits.

VIEWING

Sun 2-4 pls call 0131 4466850

PROPERTY DESCRIPTION

- Hallway with open shelving & access to handy boxroom for storage
- Large, bright sitting/dining room with open Edinburgh press, high line storage cupboards and nook for dining, leading to
- Separate kitchen with a window making it nice & bright, and a good range of fitted units & appliances
- Principal double bedroom with open Edinburgh press & ornate cornicing
- Second single bedroom currently with mezzanine raised bed space
- Bathroom with bath with electric shower over, sink & wc
- Gas central heating from Worcester combi boiler updated 15 years ago located in kitchen
- Timber framed single glazed windows
- Communal rear garden
- Resident permit parking on street
- Stair cleaning

AREA

Located in Tollcross on the south side of the city just a short walk from Princes Street, Drumdryan Street is walking distance from the many amenities of neighbouring Tollcross, Bruntsfield, Marchmont and Newington with their wonderful selection of independent shops, supermarkets, coffee shops, bars & restaurants. 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 Aquins RC High Schools and is in a prime location for students at Edinburgh or Napier universities. There are excellent bus services from the main roads to all over Edinburgh and easy access out to the motorway network.

EXTRAS

The blinds/curtains, light fittings (excluding the living room), gas hob, oven, extractor fan, undercounter fridge and washing machine are included in the sale.

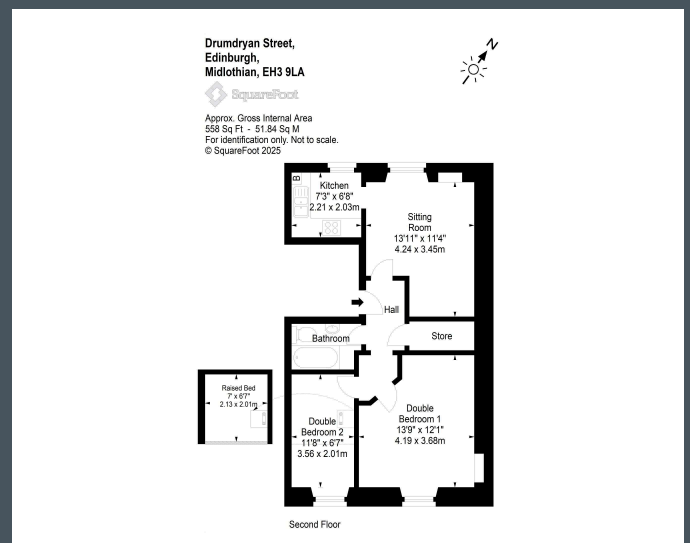
HOME REPORT VALUATION

£220,000

Sitting/dining room	13'11 x 11'4 (4.24 x 3.45m)
Kitchen	7'3 x 6'8 (2.21 x 2.03m)
Bedroom 1	13'9 x 12'1 (4.19 x 3.68m)
Bedroom 2	11'8 x 6'7 (3.56 x 2.01m)

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.

