

2/10 Lochrin Place

TOLLCROSS, EDINBURGH, EH3 9QY



This superb two-bedroom period flat enjoys a fantastic position in Tollcross close to the heart of Edinburgh's city centre



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this superb two-bedroom period flat to the market. The property enjoys a fantastic position in Tollcross close to the heart of Edinburgh's city centre. Internally, the property is presented in excellent condition and it is offered to the market chain free.

THE LIVING ROOM



Accommodation is focused on a spacious living room that is naturally bright and has retained much of its traditional period character. There is ample space for a full suite of furniture including a dining table.

THE KITCHEN



The internal kitchen has made excellent use of the available space and includes a generous range of base and wall-mounted units that include a range of integrated appliances including a gas hob, an electric oven, a microwave, a fridge freezer, and a washing machine.





Bedroom one is a spacious double bedroom with a neutral grey carpet, excellent levels of natural light, and ample space for a large bed and a full suite of freestanding bedroom furniture. Bedroom two is a further generous double bedroom with integrated storage. The accommodation is completed by the bathroom which is partially tiled and includes a three-piece white suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2

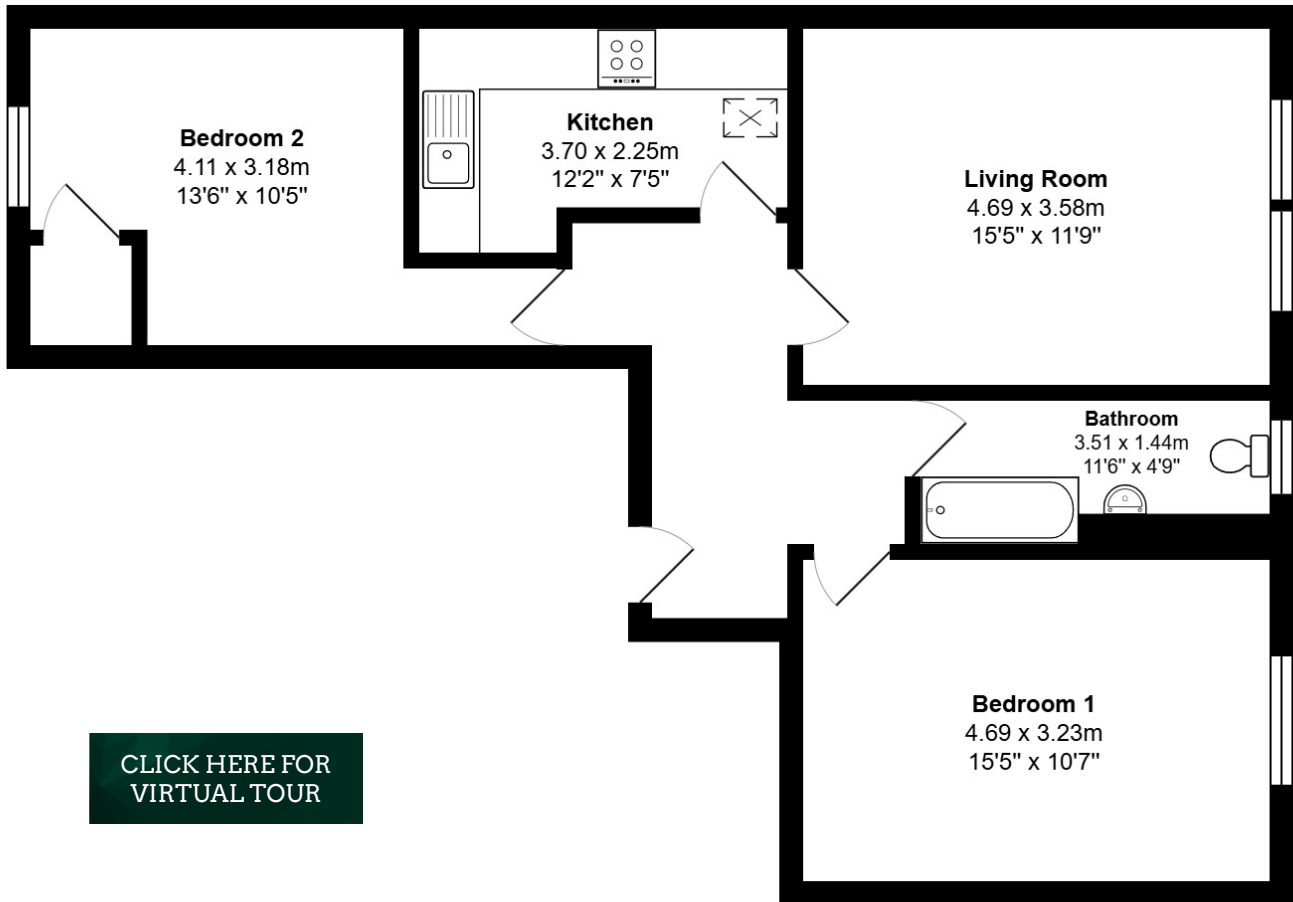


Further benefits include reconditioned sash windows, a secure entry system, a well-maintained close, and excellent views over the city towards Edinburgh Castle.

VIEWS

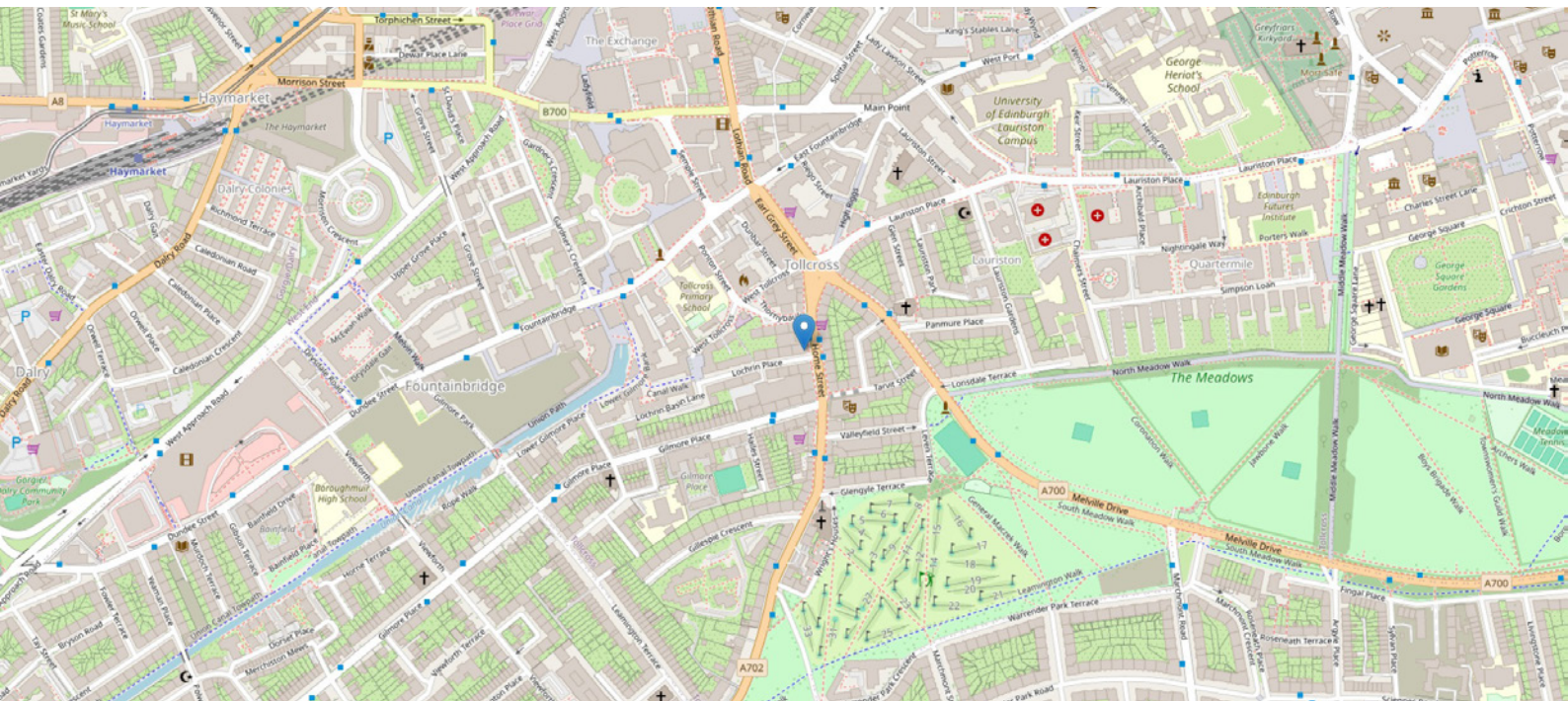


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 71m²
EPC Rating: D



THE LOCATION

Lochrin Place forms part of the vibrant Tollcross district of Edinburgh which is close to the delightful open space of the Meadows and Bruntsfield Links. Both the University of Edinburgh and Edinburgh College of Art are within walking distance and the city centre is also easily accessible.





Excellent public transport provides quick and easy access to many parts of the city and the property is within easy reach of Haymarket Train Station linking the North and South. There is a great selection of cinemas, theatres and other venues on the doorstep with the nearby Edinburgh Quay and the Grassmarket providing a range of cosmopolitan bars, restaurants and bistros. This is a vibrant area, full of character and perfect for those who enjoy the buzz of city living.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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