

41/2 Lochrin Place

TOLLCROSS, EDINBURGH, EH3 9RB



*SPACIOUS TWO BEDROOM GROUND FLOOR
FLAT IN EDINBURGH'S TOLLCROSS AREA*



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McEwan Fraser Legal is delighted to present this spacious two bedroom ground floor flat in Edinburgh's Tollcross area just a short walk to the city centre and surrounded by excellent amenities. The flat would benefit from modernisation however is fully functional.

Inside, the property comprises of a spacious living/dining room which offers various possibilities for furniture arrangements. The fully equipped kitchen which is accessed of the main hall, fully functional and flooded with natural light.

The flat has two double bedrooms of which the main bedroom benefits from built in wardrobes. There is one main family bathroom which is fitted with a mains shower over the bath.

In addition to this, the property has double glazed windows and electric heating throughout and finally there is a private parking space to the rear and permit parking on-street.





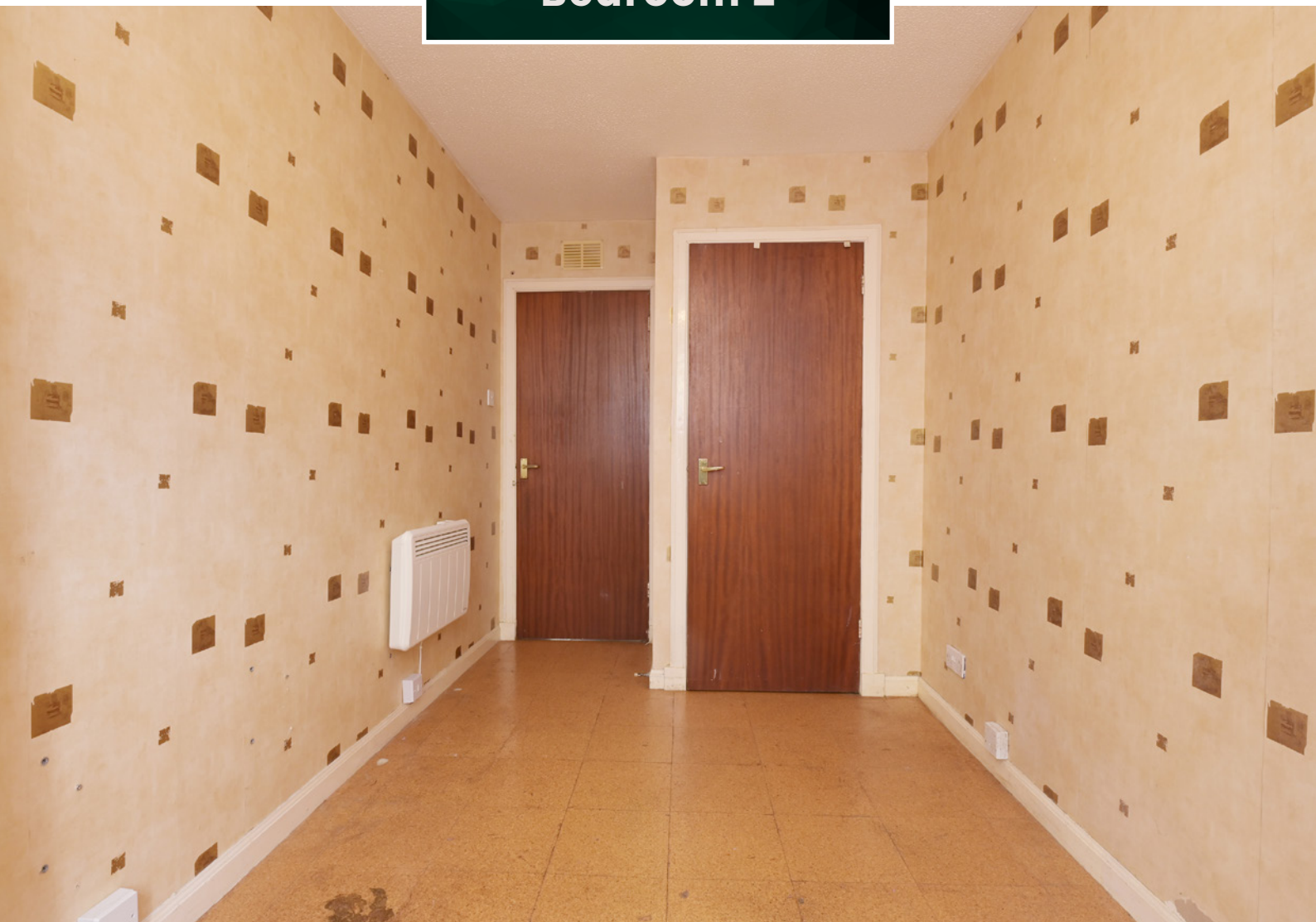


Bedroom 1



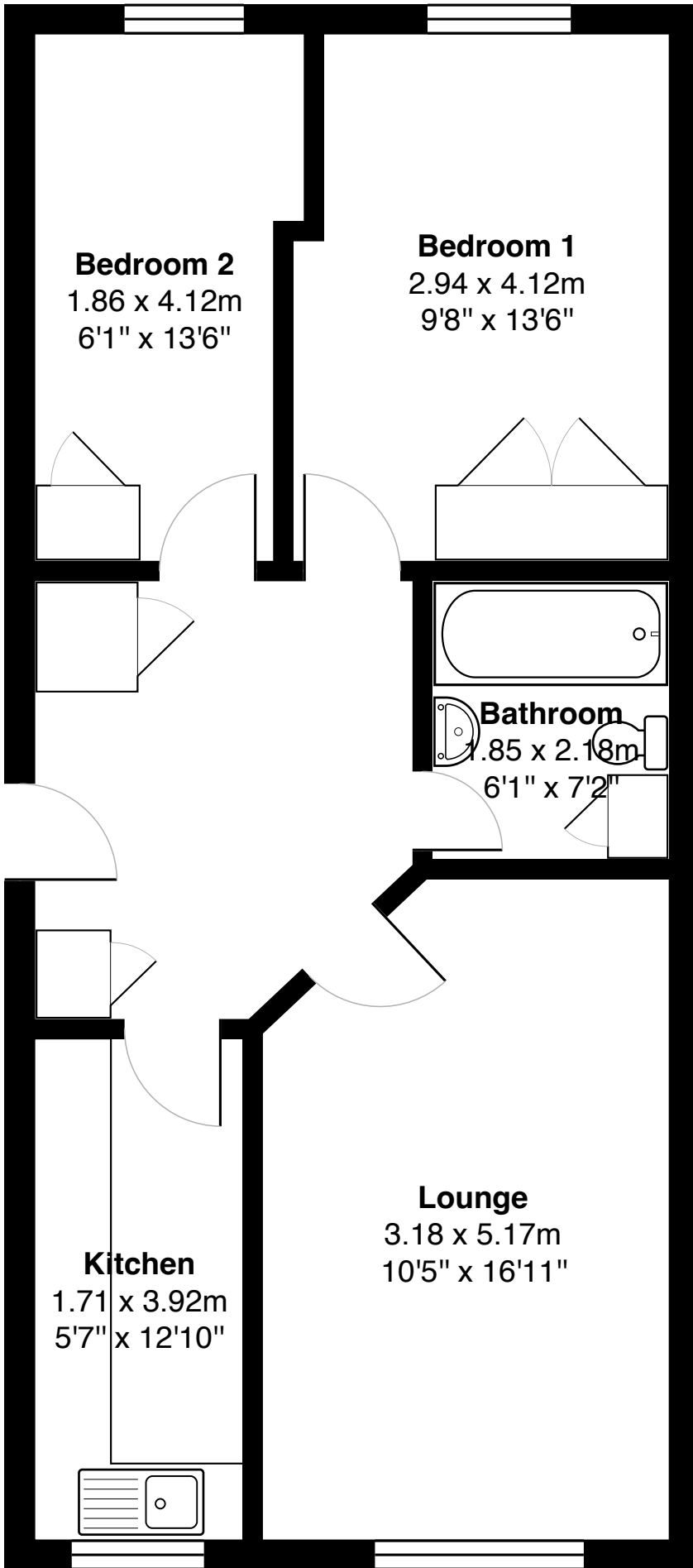


Bedroom 2









Gross internal floor area (m²): 60m²
EPC Rating: D





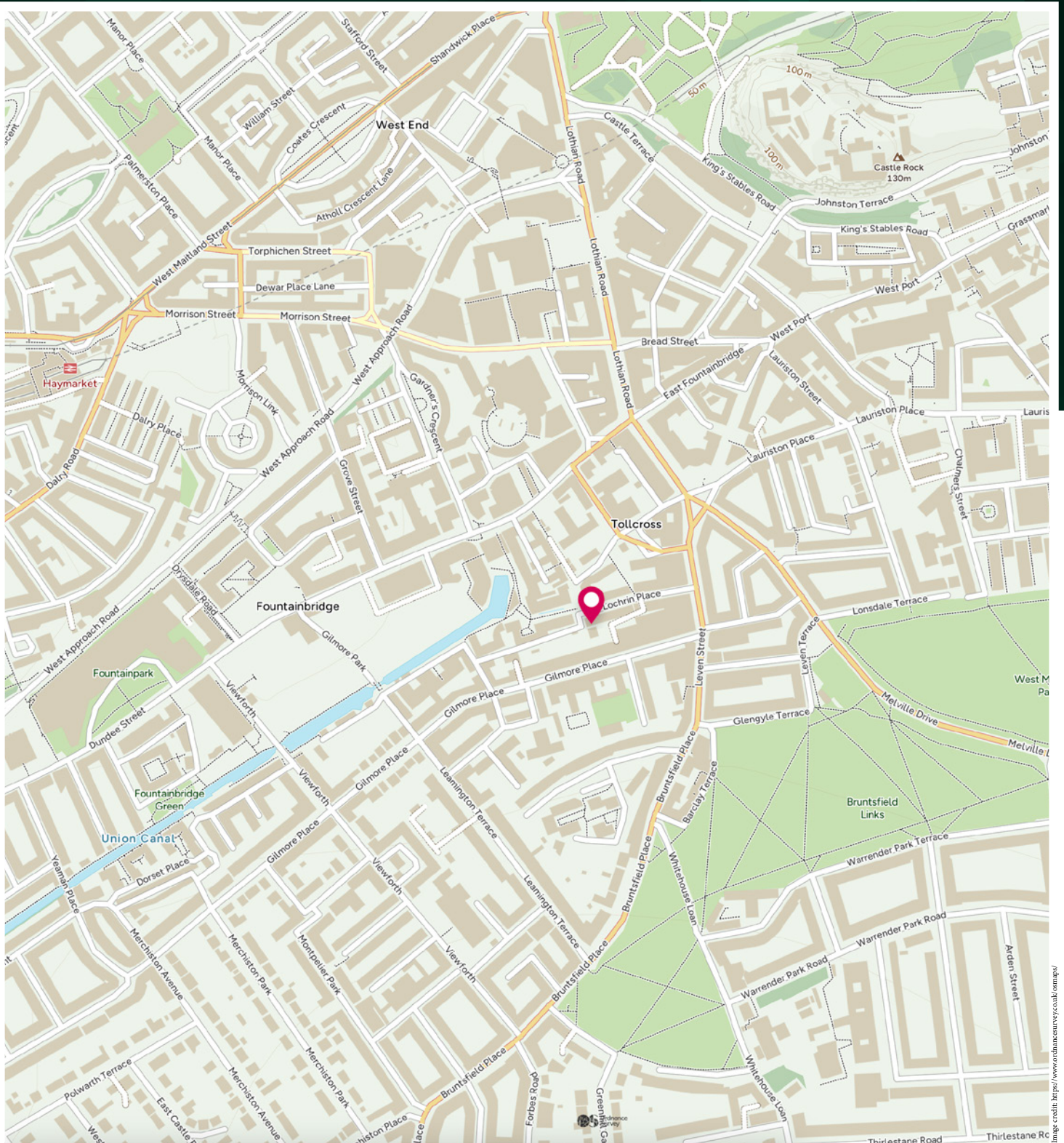
Centrally located and convenient for access to the financial institutions and offices of the city centre as well as many of the Edinburgh University campuses, Tollcross is also only a short walk from Edinburgh's famous Princes Street, George Street, Old Town and West End.

Locally, there is an abundant and eclectic mix of specialist shops and stores. Supermarkets in the area include Tesco and Sainsbury's and nearby Bruntsfield offers a further selection of quality local shops and an excellent choice of leisure and recreational facilities including cinemas, theatres and many cafes, bars and restaurants.

The open parkland spaces of the Meadows and Bruntsfield Links are both popular with runners, walkers and cyclists and are only minutes away. There is a great choice of local schools in the area including St Thomas of Aquin's High School, George Heriot's, Boroughmuir and James Gillespie's.

Regular bus services operate to the city centre and surrounding areas. Haymarket Railway Station is within walking distance and offers regular train services to Glasgow, Central Scotland and throughout the UK.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



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