

# 46 2F4 Earl Grey Street

TOLLCROSS, EDINBURGH, EH3 9BN



*Generously proportioned one-bedroom flat in  
Edinburgh's popular area of Tollcross*



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McEwan Fraser Legal is delighted to present this one-bedroom, generously proportioned second-floor flat.

# THE LIVING ROOM/KITCHEN



Inside, the property comprises:

- The living/dining area is generously proportioned and offers ample space for freestanding furniture arrangements.
- Fully equipped kitchen, which is accessed from the lounge area. The kitchen is fitted with a fan oven, hob and freestanding white goods.





- There is one bedroom, which is a double bedroom.
- The bathroom is fitted with a white three-piece bathroom suite and benefits from a shower being fitted over the bath.
- In addition, the property benefits from double glazing, central heating, local permit and pay and display car parking for residents and visitors.

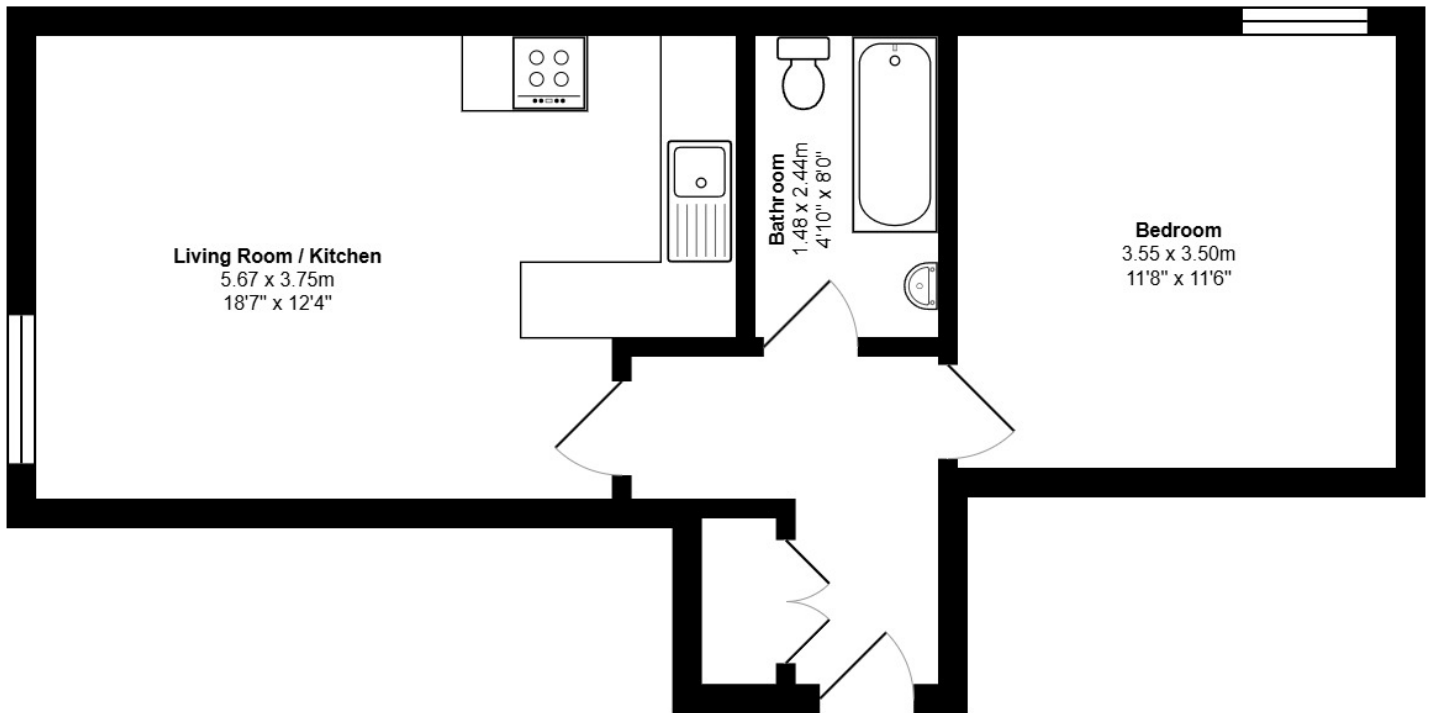
## THE BATHROOM



# THE BEDROOM



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 52m<sup>2</sup> | EPC Rating: C



# THE LOCATION

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.



**McEwan Fraser Legal**

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