



RALPH SAYER
SOLICITORS & ESTATE AGENTS

36/7, Lochrin Buildings

Gilmore Place, Tollcross, Edinburgh EH3 9ND

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With its central location in sought-after Tollcross, this one-bedroom tenement flat comes with neutral interiors and flexible accommodation requiring cosmetic refurbishment and redecoration, allowing new owners to customise to their style. The residence boasts a sun-facing bay windowed living room with an Edinburgh press, a spacious dining kitchen with a utility room and storage cupboard, a generous double bedroom, a versatile box room and a family bathroom with a shower-over-bath and a heated towel rail. The property has a rear terrace with drying facilities and unrestricted on-street parking. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Please note: The property will be sold as seen.

Property Summary

- Third-floor tenement flat
- Part of a traditional Victorian building
- Situated in sought-after Tollcross
- Exciting opportunity for restoration
- Neutral interiors with retained period details
- Entrance hall with storage
- South-facing living room with press storage
- Dining kitchen with utility room access
- Spacious double bedroom
- Versatile box room
- Bathroom with shower overhead
- Communal rear garden
- On-street parking
- GCH and traditional windows
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £260,000





Neutral interiors with retained period details and a south-facing living room with press storage



Let us help you find your next
dream property!



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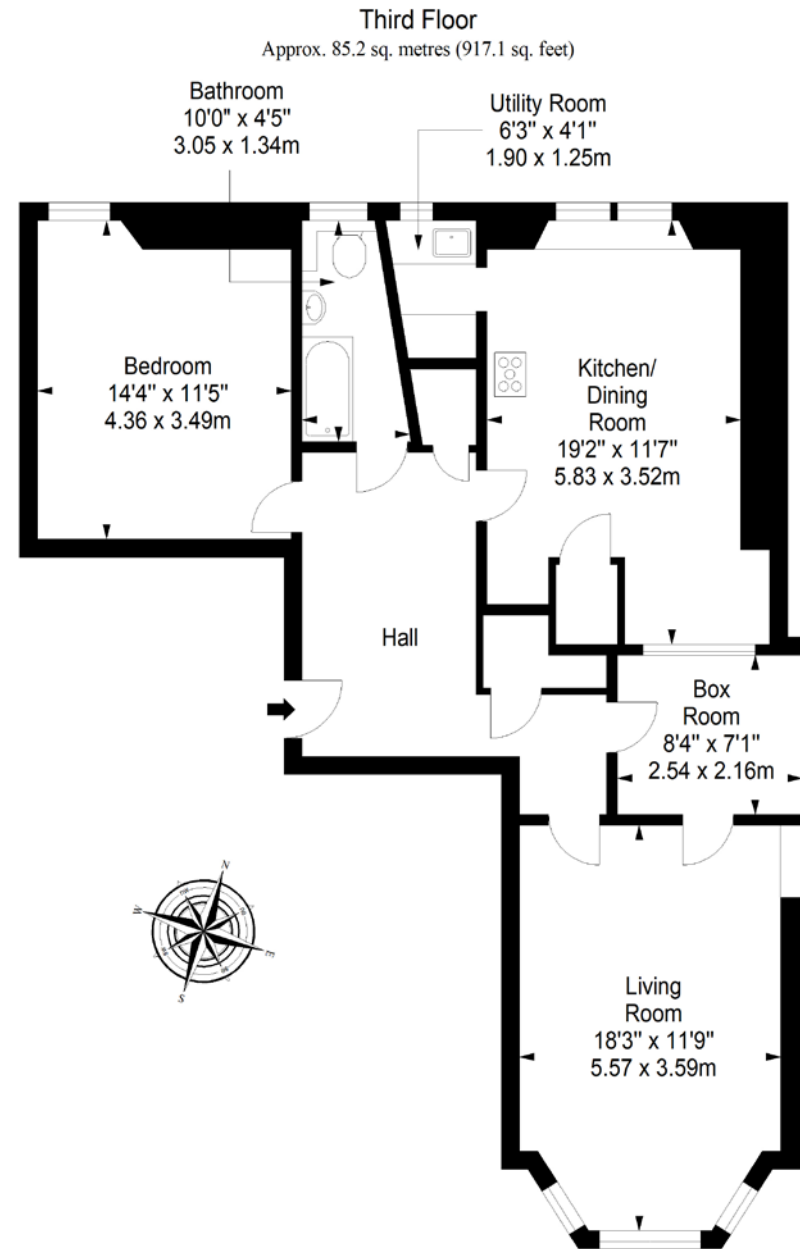
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Total area: approx. 85.2 sq. metres (917.1 sq. feet)