



16 (2F1) Brougham Street
TOLLCROSS | EDINBURGH | EH3 9JH


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Set in the heart of Tollcross, moments from the Meadows, excellent restaurants, bars and cafes and conveniently close to a myriad of university buildings and the main financial centres is this immaculately presented second floor apartment. Boasting opulent period features, new double glazing, gas central heating and a well-kept communal garden this property would make an ideal buy in a well-connected location.

The accommodation comprises a welcoming entrance hallway with two ample sized storage cupboards, bright lounge with detailed cornicing, feature fireplace and useful box room off - perfect for working or studying from home, a contemporary kitchen with attractive units, two well-proportioned double bedrooms (both with charming fireplaces and one with a walk-in wardrobe) and the flat is completed by a stylish and recently renovated shower room.

- Traditional second floor apartment
- Heart of Tollcross location close to the Meadows
- Opulent period features with fine cornicing and fireplaces
- Welcoming hallway with ample storage cupboards
- Bright lounge with windowed box room off
- Contemporary dining kitchen
- Two double bedrooms
- Stylish shower room

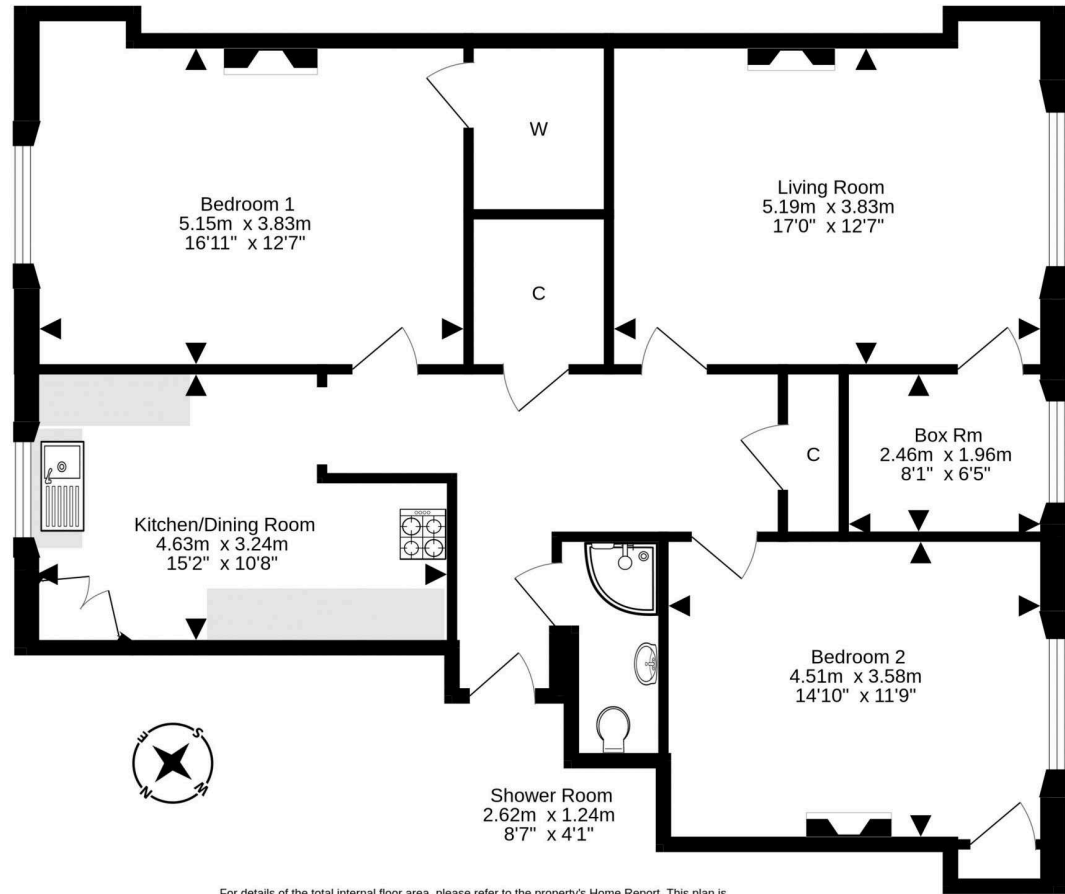
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All kitchen appliances will be included in the sale . Please note the current light fittings will be removed and replaced. EPC Rating C.

The property is located in the sought after Tollcross area of Edinburgh which lies a short distance south of the City Centre. The property is well positioned to take advantage of a superb range of excellent amenities including fine restaurants, bars, cafes theatres and cinemas, with the impressive Fountain Park leisure and recreational complex just a short stroll away. The Meadows and Bruntsfield Links are only a few minutes walk away. Schooling is well represented from nursery to senior level, with a number of University Buildings on hand for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024

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