



35/1 Lochrin Place
TOLLCROSS | EDINBURGH | EH3 9RB

warners
solicitors & estate agents



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Warners are delighted to present this beautifully proportioned two-bedroom ground floor apartment, offering bright and spacious living within a modern, well-maintained development. Boasting a prime location near both the West End and Edinburgh's City Centre, the property also benefits from an entry phone at the front, secure entry to an allocated parking place at the rear, and a locked back entrance door to the property from the parking area. Situated in the vibrant Tollcross area, the apartment is surrounded by a wealth of local amenities, making it an ideal spot for city living. The development is professionally factored by James Gibb, with services including stair cleaning, lighting, gardening, and buildings insurance.

Presented to the market in excellent condition, early viewing is highly recommended. The accommodation comprises a generous lounge with ample space for both living and dining furniture, a stylish, contemporary kitchen, two well-sized bedrooms, both featuring built-in storage, and a modern bathroom fitted with a three-piece suite and shower over bath.

- Bright, spacious two-bedroom ground floor apartment
- Prime West End/City Centre location
- Secure entry & allocated parking
- Close to local amenities in Tollcross
- Professionally factored (cleaning, lighting, gardening, insurance)
- Excellent condition, early viewing recommended

Factor fee in place, approx. £100 per month.

EPC Rating D, Council Tax Band D

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



The ever popular Tollcross area lies a short distance south of the City Centre and is well known for offering an excellent choice of shops and facilities to its residents. Within walking distance of the property you'll find bars, restaurants, theatres and cinemas, with the vast green space of the Meadows, the canal basin for the union canal and Bruntsfield Links nearby. The Fountain Park leisure and recreational complex is located in neighbouring Fountainbridge and is home to a cinema, gym, ten pin bowling alley and various eateries. Tollcross is a very convenient location for anyone connected to the central Universities or working in the city centre, which can be reached quickly via a superb choice of regular buses.

All fittings, fixtures, washing machine, dryer, fridge/freezer, microwave, cooker, curtains and blinds are included in the sale while the double bed, single bed with guest bed underneath, small chest-of-drawers and the free-standing cupboard in the hall can be available with separate negotiation.



