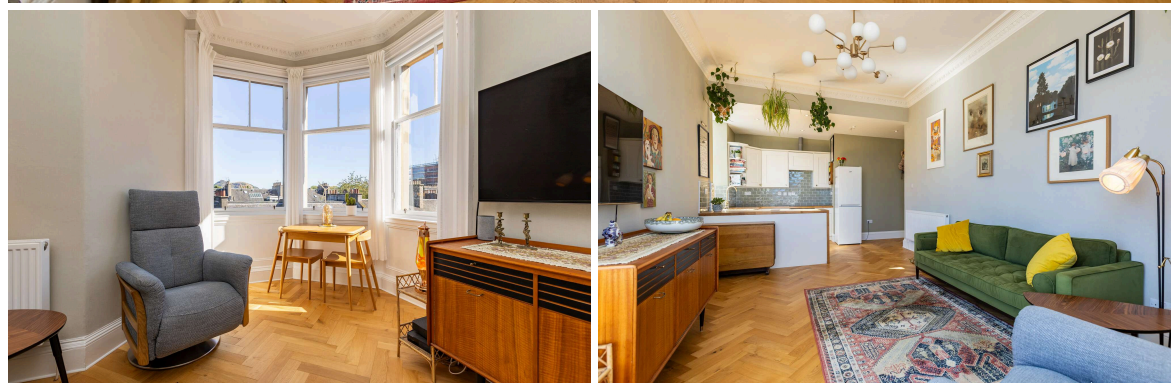




2/11 Lochrin Place
TOLL CROSS | EDINBURGH | EH3 9QY

warner's
solicitors & estate agents



2/11 Lochrin Place

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With its beautifully presented on-trend interior, charming period features and lovely views to the Castle and Arthur's Seat, this traditional two bed top floor flat is well worth a look to take in all the great features. Superbly situated in a central high amenity area, the flat's new owners can take advantage of a wealth of amenities right on the doorstep.

True walk-in condition accommodation is on offer here, much enhanced by a pleasing mix of traditional features and contemporary fittings. Within the public room, which has engineered wood herringbone flooring, the generous sized floorspace allows for relaxation and entertaining, whilst the fashionably open plan kitchen area has its own window for natural light and features cream units complemented by a Belfast type sink, eye-catching tiled splashbacks and solid wood worktop space. From the bay window you can look out to the Castle on the left hand side and across the rooftops to Arthur's Seat. Additional living space includes bedroom 1 benefiting from a walk-in wardrobe with light, a second bedroom and well fitted bathroom with modern white suite, electric over-bath shower and heated towel rail.

- Living/dining room with corner bay window and cornice
- Stylish open plan fitted kitchen
- Principal bedroom with walk-in wardrobe
- Bedroom 2
- Attractively fitted bathroom
- Entrance hall with cupboard storage
- Gas central heating
- Security entryphone system
- Shared rear terrace
- B-listed building

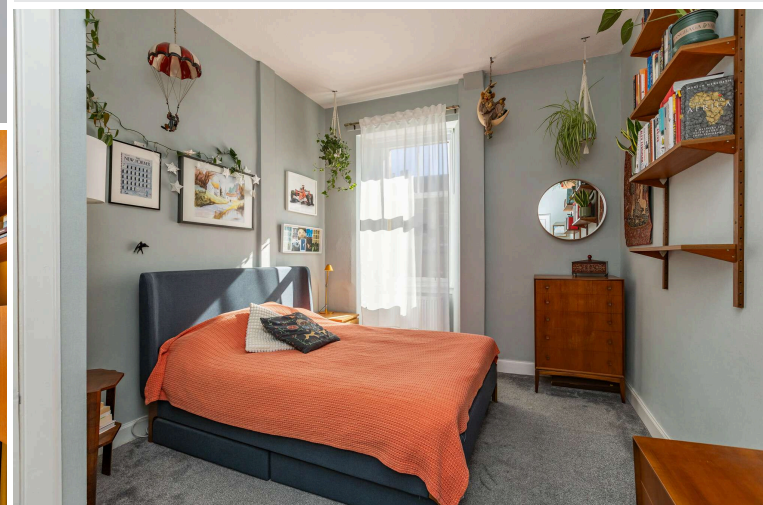
Energy Rating D, Council Tax Band D.

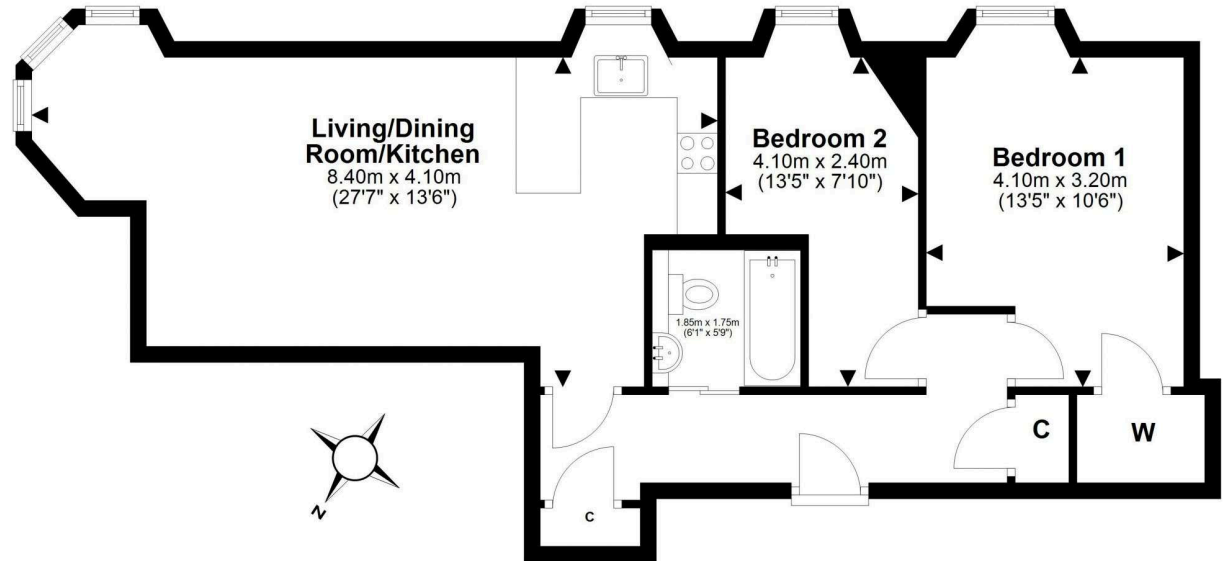
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All blinds and integrated kitchen appliances will be included in the sale.

The ever popular Tollcross area lies a short distance south of the City Centre and is well know 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 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.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.