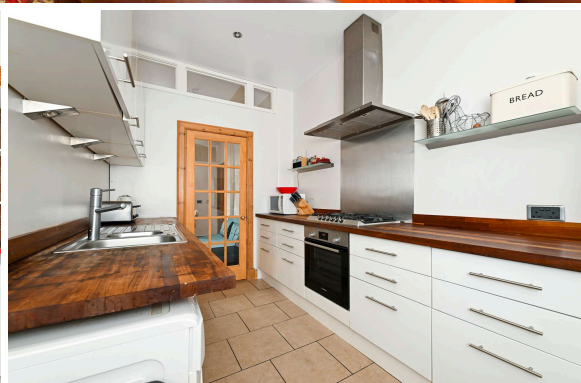




56/4 Home Street
TOLL CROSS | EDINBURGH | EH3 9NA

warners
solicitors & estate agents



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Warners are delighted to present this charming two-bedroom second-floor flat, ideally located on the ever-popular Home Street in the vibrant Tollcross area of Edinburgh city centre.

Set within a traditional tenement building, this spacious property blends classic period features with versatile living spaces, perfect for a range of buyers.

Upon entering, you are welcomed by a generous entrance hallway, complete with two large, deep storage cupboards offering excellent practicality. To the front of the property, a stunning bay-windowed room, currently used as a lounge, boasts a beautiful feature fireplace, traditional Edinburgh press, and ornate cornicing. This versatile space would make an ideal master bedroom, offering ample room for freestanding furniture and a variety of layout options.

The well-appointed galley kitchen, accessible from both the hallway and the second public room, is fitted with a range of base and wall units and includes an integrated electric oven and gas hob. The second public room, currently set up as a dining room, could just as easily serve as the main living area. It enjoys a quiet rear outlook through dual sash-and-case windows and benefits from a large pantry-style cupboard, perfect for additional storage.

A second well-proportioned double bedroom with a recessed window provides further comfortable accommodation, while a stylish modern bathroom with a mains-powered shower over the bath completes the interior. The location is second to none, surrounded by an array of local amenities including the Cameo Cinema, the King's Theatre, and a variety of cafes, restaurants, and shops. The Meadows and Edinburgh's city centre are just a short walk away, making this an exceptional opportunity to enjoy both convenience and culture in the heart of the city.

- Central Tollcross location, near theatres, cafes & The Meadows
- Flexible 2-bedroom layout with bay-windowed front room
- Charming period features throughout
- Galley kitchen with integrated oven & hob
- Quiet rear-facing living/dining room with pantry
- Modern bathroom with mains shower over bath

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



Energy Rating C, Council Tax Band C.

All blinds, curtains, integrated kitchen appliances, washing machine, fridge freezer, as well as the dining room table and chairs will be included in the sale.

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 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.

