



2/3 Lochrin Buildings  
TOLLCROSS | EDINBURGH | EH3 9NB

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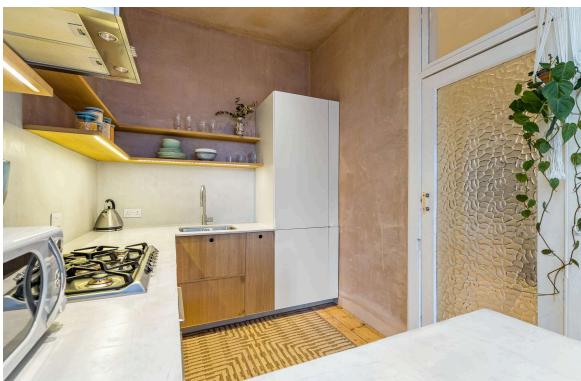
Generously proportioned two bedroom flat situated on the first floor of a traditional tenement building located in the vibrant Tollcross area with fantastic amenities and transport links to the city centre and surrounding areas.

This fantastic property effortlessly blends contemporary and traditional features including ornate cornicing and bespoke fittings and comprises; a large welcoming entrance hallway, flexible box-room/study with bespoke storage including a mezzanine level, bay windowed front facing sitting/dining/kitchen which allows for an abundance of natural light and is fitted with modern floor and wall units, integrated appliances and breakfast bar, spacious principal double bedroom with en-suite shower room with dual headed mains shower and walk in wardrobe, further good sized double bedroom, and elegant bathroom with shower over the bath and chrome heated towel rail. The property further benefits from gas central heating and double glazing and externally, a communal rear garden and residents' on street parking.

- Well presented first floor flat
- Many traditional features
- Box room/ study with bespoke storage and mezzanine
- Bay windowed front facing living/dining/kitchen
- Principal bedroom with en-suite shower room
- Further spacious double bedroom
- Stylish bathroom with dual headed shower over bath
- Gas central heating and double glazing
- Communal rear garden
- Residents' on street parking

Council Tax C, Energy Rating C

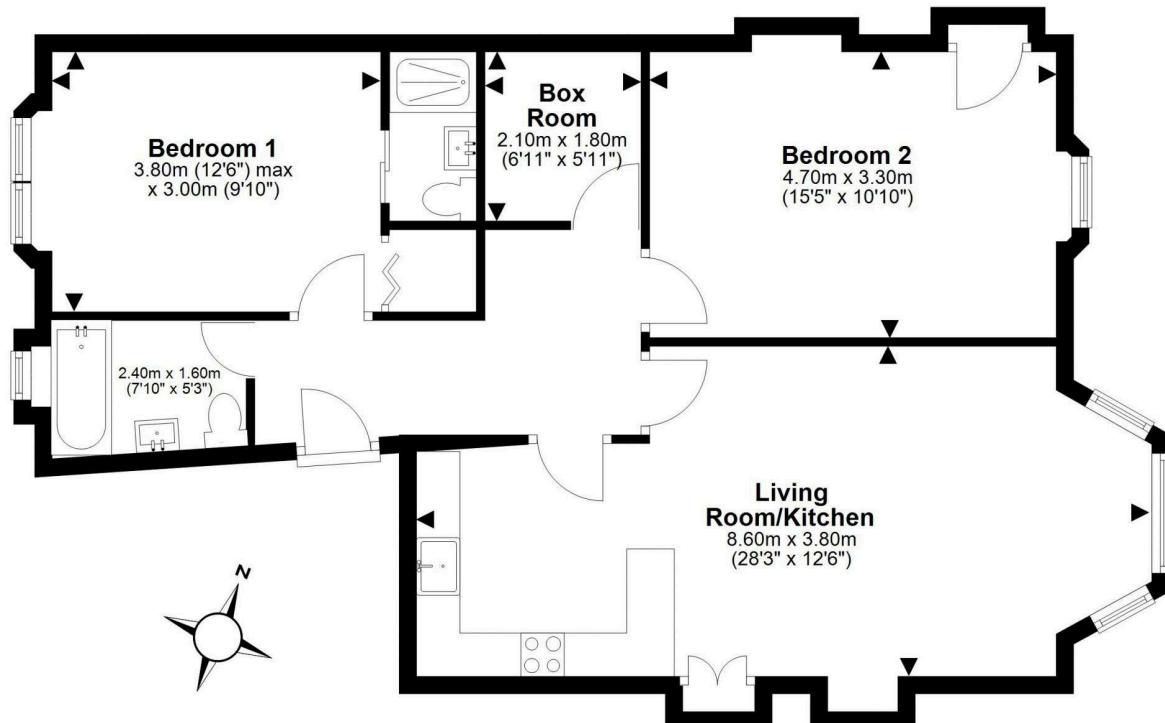
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fittings, fixtures, blinds, light fittings, 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 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.





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