




COULTERS<sup>©</sup>

# 10/1 LOCHRIN BUILDINGS

TOLLCROSS, EDINBURGH, EH3 9NB

 2 BED  2 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Situated in the vibrant Tollcross area, this spacious first-floor flat offers an ideal blend of modern living with easy access to the best of Edinburgh. The property features two generously sized double bedrooms, including one with an en-suite WC. This charming home offers an excellent opportunity for anyone looking to embrace Edinburgh's city centre lifestyle.

## KEY FEATURES



Spacious first floor flat.



Two double bedrooms, one with a WC.



Shared rear outdoor space.



On street permit parking.



Within walking distance of The City Centre



Bruntsfield Links and amenities



EPC Rating - C



Council Tax Band - C







The property also hosts a light-filled living room with feature fireplace, modern kitchen with a range of wall and base mount cabinets, a partially tiled family bathroom and a versatile large hallway come dining space.

In addition to the fantastic living spaces, the property benefits from shared garden space to the rear and on-street permit parking, ensuring ease of access for residents. Situated within walking distance of Edinburgh's city centre, this flat is ideally located for those who wish to enjoy all that the city has to offer, from cultural attractions to vibrant dining options. It is also close to Bruntsfield Links, providing a wonderful green space for outdoor activities.







## THE LOCAL AREA

Tollcross is a vibrant, central district of Edinburgh, situated at the south end of Lothian Road. This cosmopolitan area is close to an excellent selection of independent shops, supermarkets, cafés, bars and eateries, as well as an arts cinema and theatre. Just a short stroll away is Edinburgh's historic Old Town, whilst further local cultural and recreational venues are located along Lothian Road including the Usher Hall and Filmhouse. Outdoor recreation is well-catered for with tennis courts, running clubs and pitch and putt available on the Meadows and Bruntsfield Links.

Nearby Fountainbridge provides access to scenic walks along the Union Canal and is also hometo Fountain Park which boasts a large Nuffield Health Gym and entertainment hub. Higher education institutions situated close-by include Edinburgh College of Art, Edinburgh University's main campus and Napier's Merchiston campus. In addition to fantastic bus links, Tollcross is well-placed for straight forward access to the City Bypass and, also, lies within easy reach of Haymarket train station providing services across Scotland and the UK.

## EXTRAS

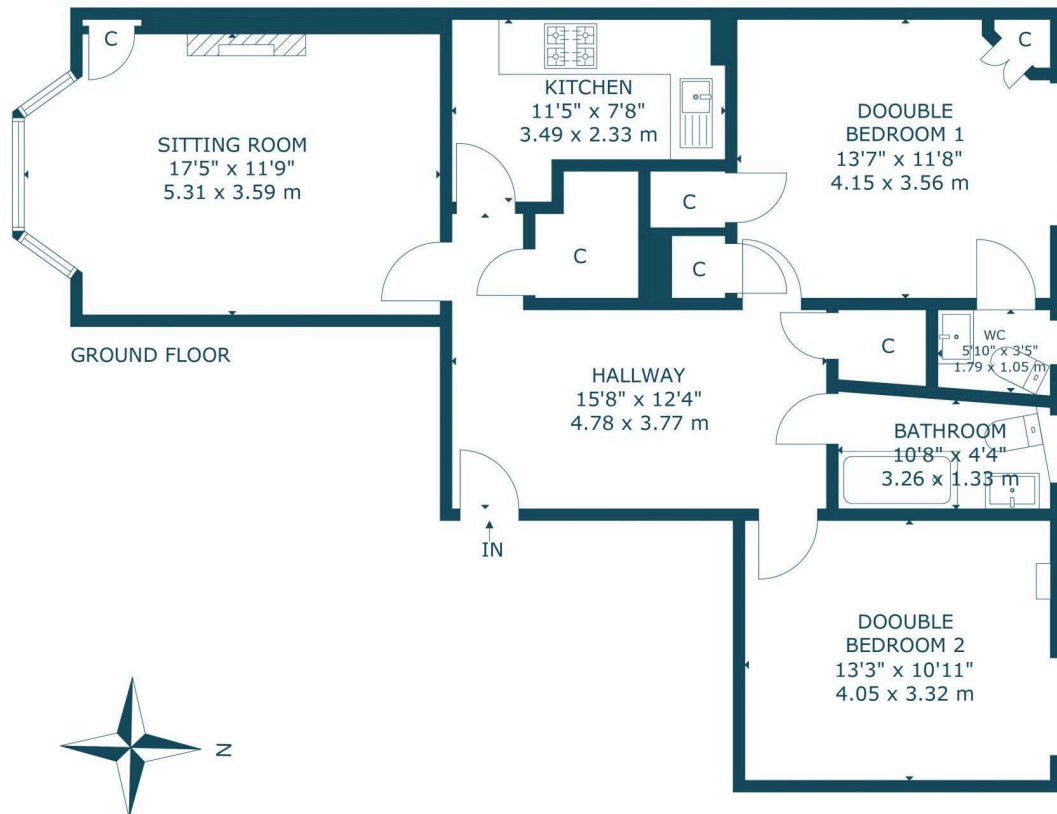
All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

**HOME REPORT VALUATION: £330,000**









10/1 LOCHRIN BUILDINGS, EDINBURGH, EH3 9NB  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 883 SQ FT / 82 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.