


COULTERS[©]

9/1 LOCHRINTERRACE

TOLLCROSS, EDINBURGH, EH3 9QJ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set within a traditional tenement in the central location of Tollcross, 9/1 Lochrin Terrace is a stylishly refurbished first-floor flat offering the perfect blend of period charm and modern comfort. With its fresh interiors, spacious layout, and prime city location, this two-bedroom home is ideal for professionals, first-time buyers, or investors looking for a turnkey property in the heart of Edinburgh.

KEY FEATURES



Beautifully presented and newly refurbished first floor flat.



Two double bedrooms.



Large shared rear garden.



On street permit parking.



Within walking distance of The City Centre



Independent retailers and cafes nearby.



EPC Rating - C



Council Tax Band - B



The property opens into a welcoming hallway that leads to a bright and generously sized open plan living room/kitchen. High ceilings, large windows, and tasteful finishes combine to create a warm and inviting space-ideal for both relaxing and entertaining. The contemporary kitchen has been thoughtfully designed with integrated appliances and sleek units, offering both style and functionality in equal measure.

There are two well-presented double bedrooms, with original feature fireplaces. A modern and bright three-piece bathroom with overhead shower completes the interior, featuring quality fixtures and a clean, crisp aesthetic.

The property further benefits from excellent storage, double glazing and gas central heating throughout, access to a well-maintained shared rear garden and on-street permit parking.



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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 home to 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

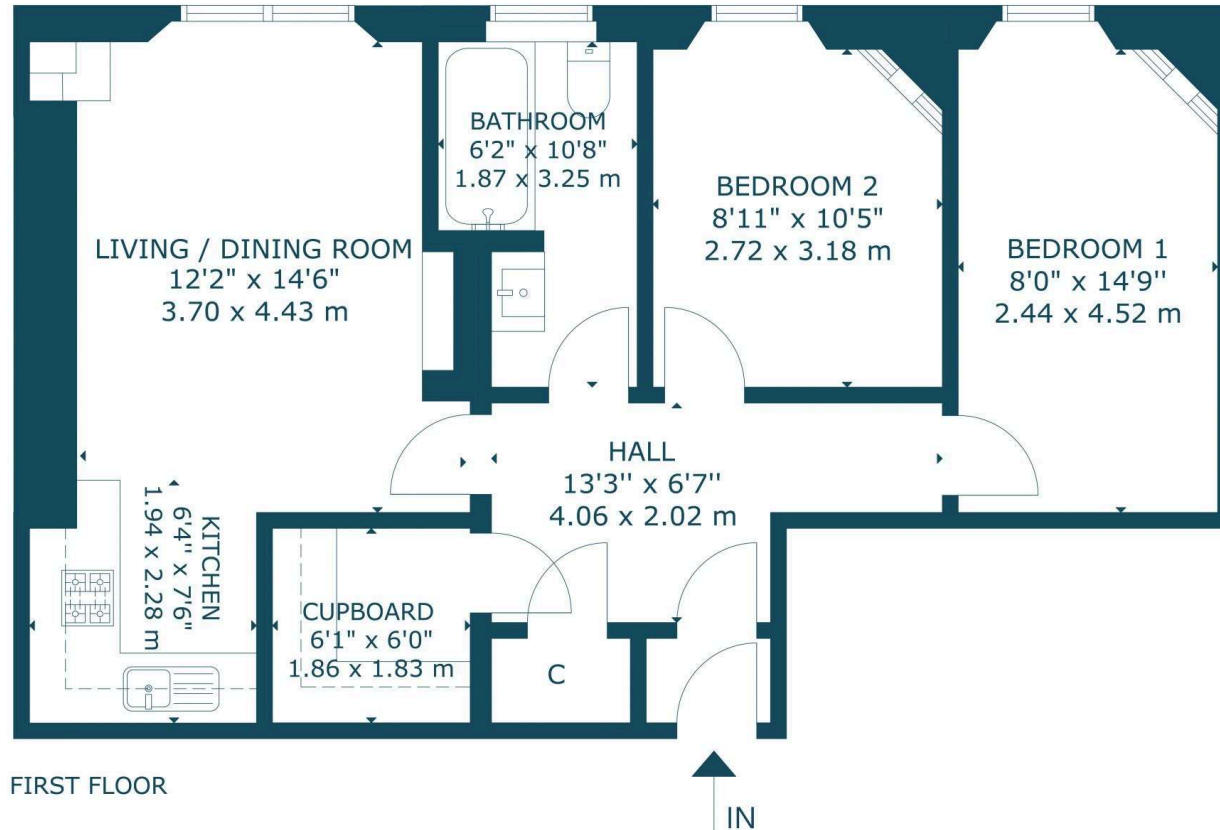
All blinds, light fittings, fitted flooring, integrated appliances and washer dryer are included in the sale price.



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HOME REPORT VALUATION: £275,000





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 685 SQ FT / 64 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.