

13 (flat 10) High Riggs, Tollcross, Edinburgh, EH3 9BW



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Description

13 (flat 10) High Riggs is a particularly appealing dual-facing top floor flat forming part of a select modern development. This superb location offers a host of amenities right on the doorstep. These include The University of Edinburgh, King's Theatre and the Cameo Cinema to name just a few. The flat itself offers comfortable and easily manageable living space, and would make an ideal home for an individual, couple or as a buy to let investment.

- Hallway with fitted storage
- Living/dining room
- Kitchen/breakfast room
- Master bedroom with fitted wardrobe and en-suite shower room
- Double bedroom 2
- Bathroom consisting of a three-piece with shower
- Gas central heating and double glazing
- Secure entry system
- Secure residents parking
- Lift access

Extras

The blinds, oven, hob, washing machine, and fridge/freezer are included. Additional items of furniture are available by separate negotiation.

Factor

The development is factored by Trinity Factors for approx. £128 per month according to the vendor. This includes maintenance of communal areas and buildings insurance.

EPC Rating: C



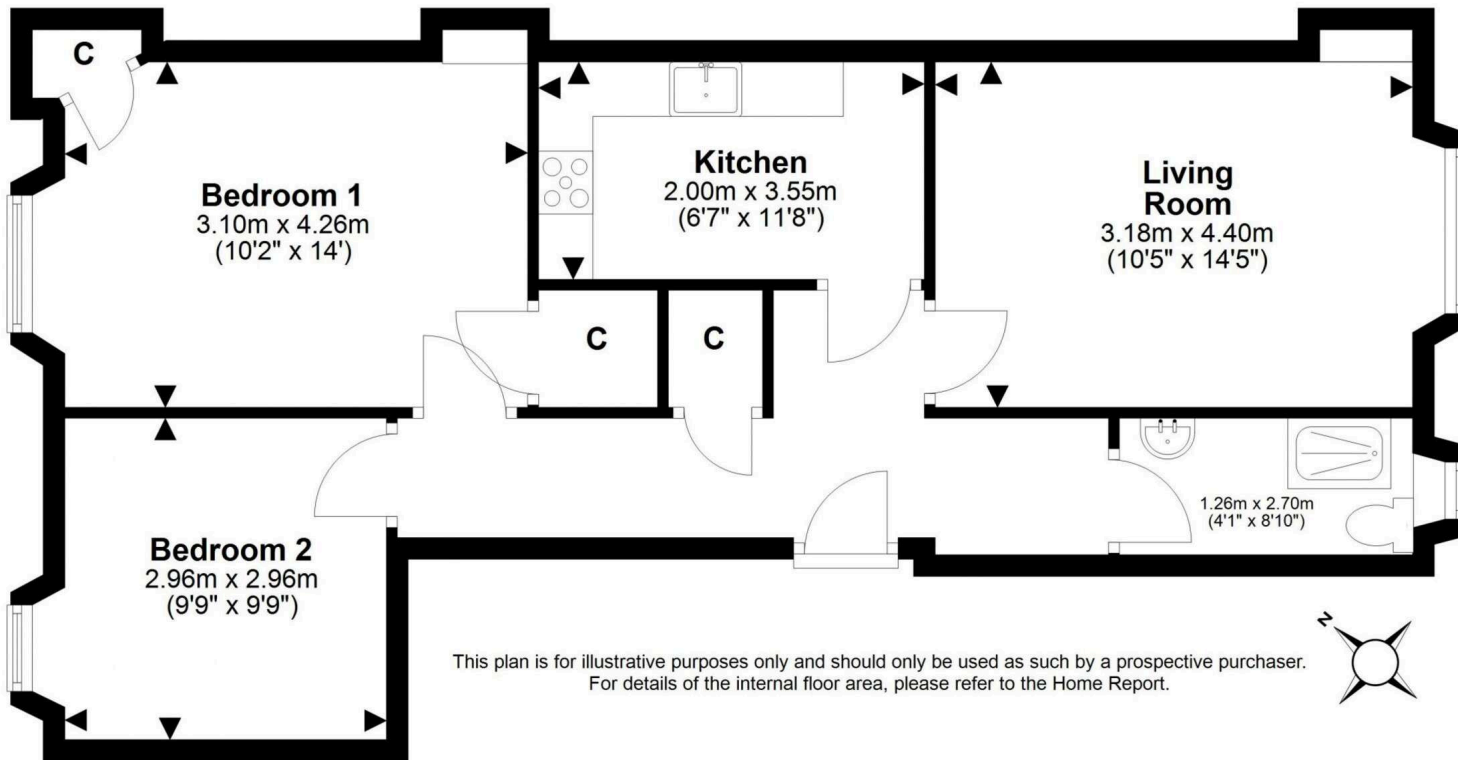
Location

Tollcross is a lively and thriving neighbourhood just a stone's throw from Edinburgh City Centre. The property benefits from access to a wide range of amenities including a fantastic selection of independent restaurants, bars and cafes. The scenic green spaces of The Meadows and Bruntsfield Links are moments away with tennis courts, pitch and putt, picnic spots, and pleasant walks. Gym enthusiasts will love the One Spa at The Sheraton or Nuffield Health and Fitness Wellbeing Gym at nearby Fountain Park which also houses a Genting Casino, Cineworld Cinema and popular eateries. Cultural highlights all within walking distance include The Usher Hall, The Royal Lyceum Theatre, the independent arthouse Cameo Cinema, The Traverse Theatre, and the treasured historic King's Theatre. It is ideally positioned for access to The University of Edinburgh and Edinburgh Napier University. Superb transport links include regular bus services taking you swiftly throughout Edinburgh, and Haymarket Train Station which is walkable, boasts tram links to Edinburgh International Airport.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

