










Offers Over
£250,000

10/7 Lochrin Buildings

Tollcross | Edinburgh | EH3 9NB

An excellent opportunity has arisen to purchase this light and spacious third floor flat forming part of a traditional building in the highly desirable area of Tollcross, lying to the south of Edinburgh city centre. The property is now in need of some modernisation and would undoubtedly appeal to first time buyers, professionals and investors.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - C



Description

This flexible and well-proportioned accommodation comprises a secure entry system leading into a welcoming and spacious hallway, offering an ideal area for a home office and featuring two useful storage cupboards. The property boasts a generous kitchen/dining/reception room, complemented by a separate utility room and pantry. A bright south-east facing bay-windowed reception room, which can also serve as a principal bedroom, enhances the sense of space and natural light. There is also a well-sized second double bedroom, a large box room suitable for a variety of uses, and a bathroom fitted with a three-piece suite and shower over the bath. Additional benefits include gas central heating and double glazing throughout.



Extras

All fitted floor coverings will be included in the sale together with the hob and oven.

Gardens & Parking

There is a communal drying area to the rear of the property and meter/permit parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

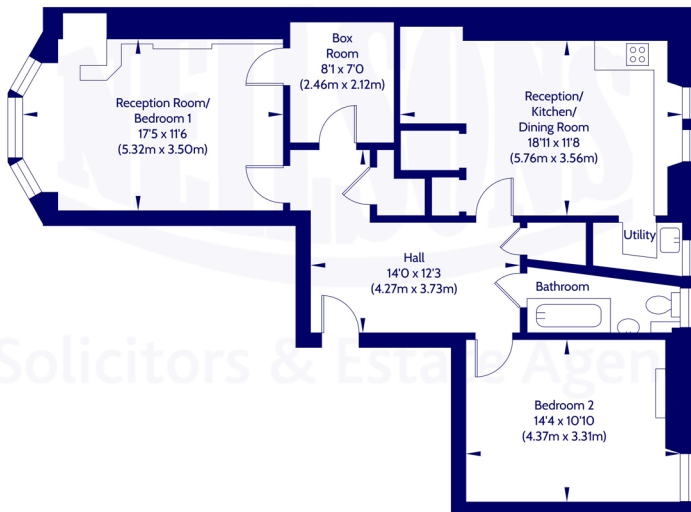
The property is situated within the sought after district of Tollcross, lying approximately one mile to the South of the City Centre. The property is ideally located to make the most of City Centre living whilst benefitting from the close proximity of the open spaces of The Meadows and Bruntsfield Links. The immediate locale provides an excellent range of amenities, from a selection of cinemas, theatres and gyms, restaurants, bars, coffee shops, takeaways and convenience stores, to historical places of interest and culture. Both Edinburgh and Napier Universities and Edinburgh Art College and Reid School of Music are within close proximity. There is an efficient bus service running throughout the city & surrounding areas, and road links are very accessible out to the city bypass and main motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport, and the Forth Road Bridge/Queensferry Crossing.





Approx. Gross Internal Floor Area 81 Sq M / 869 Sq Ft.

3rd Floor



All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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