



36 3F3 Lochrin Buildings,
Tollcross, Edinburgh, EH3 9ND

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Spacious reception hall with walk in storage cupboard.
- Superb south facing bay windowed living room with feature fireplace.
- Open outlook to front with views to King's Theatre.
- Good sized boxroom/home office or study.
- Dining kitchen with appliances & larger storage cupboard.
- Further storage cupboard within Kitchen.
- Utility room off.
- Generously proportioned double bedroom with feature fireplace.
- Bathroom with shower.
- Gas central heating.
- Many original features.
- Communal drying area on first level.
- Permit & metered parking.



GENERAL DESCRIPTION

An attractive, bright and generously proportioned third floor flat situated within the vibrant Tollcross district of the city perfectly positioned for access to a wide range of local amenities and within walking distance of Edinburgh City Centre. Requiring some light renovation throughout the property would make an ideal purchase for a professional person or couple and the flexible accommodation means the property could be used as one or two bed flat.

COUNCIL TAX BAND C.
TRAIN STATION APPROXIMATELY 500 METRES TO HAYMARKET TRAIN STATION.
AIRPORT APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 100 METRES.

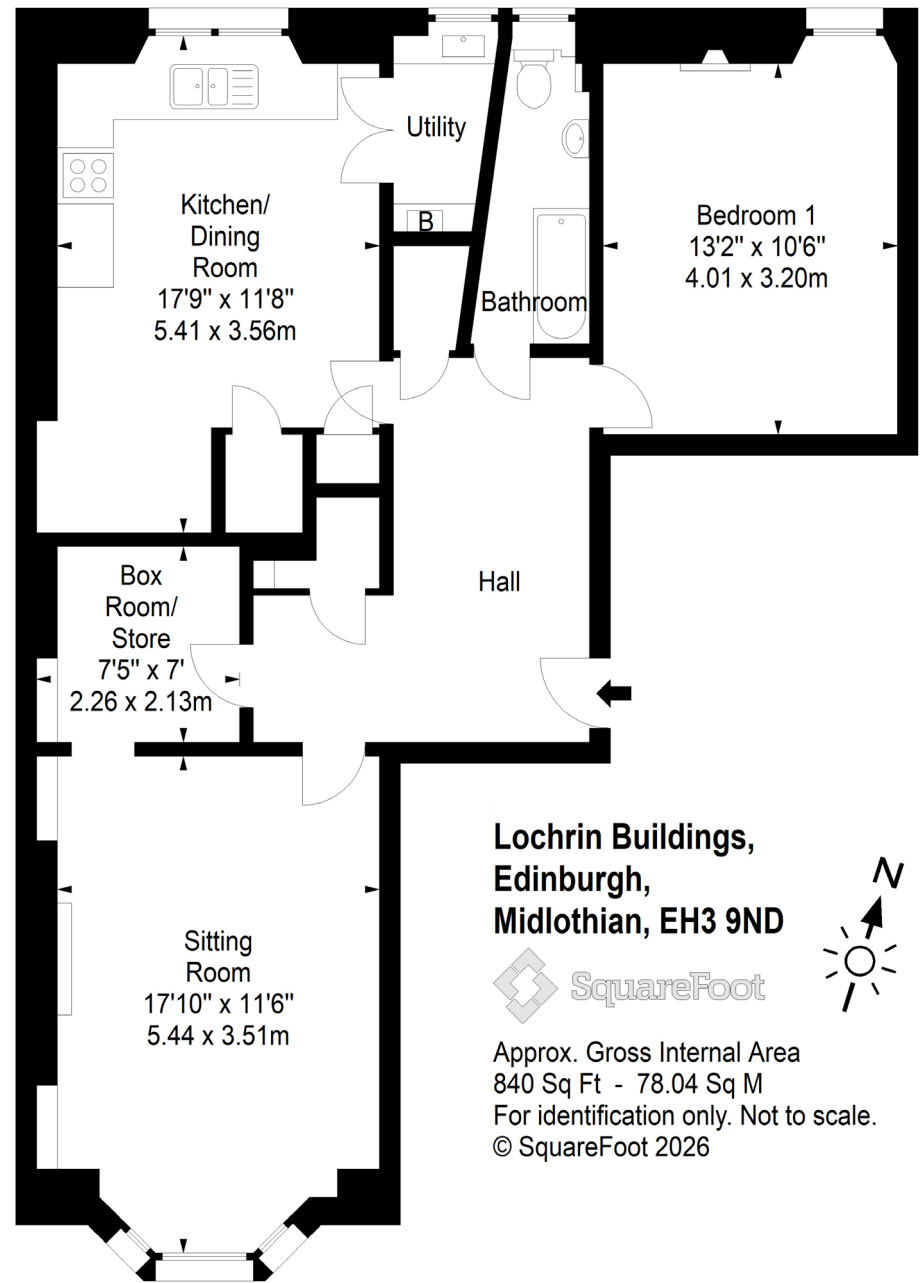
LOCATION

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.

EXTRAS: ALL LIGHT FITTINGS, WINDOW BLINDS, CURTAINS & POLES, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER AND WASHER/DRYER WITHIN THE UTILITY ROOM. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. PLEASE NOTE THE COOKER HOOD IS NOT IN CURRENT WORKING ORDER.



**ENERGY PERFORMANCE
CERTIFICATE RATING C**



Third Floor

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.