



43/8 Lochrin Place

Tollcross, Edinburgh, EH3 9RB



VMH ESTATE AGENTS



Superb 3rd floor flat with 2 bedrooms in central location

- Spacious sitting/dining room
- Well equipped kitchen
- 2 double bedrooms
- Bathroom with white suite
- Excellent storage throughout
- Allocated parking space
- Well maintained factored grounds
- Double glazing & electric heating



Offers Over :
£249,000



Further information can be found in the home report.

About the Property

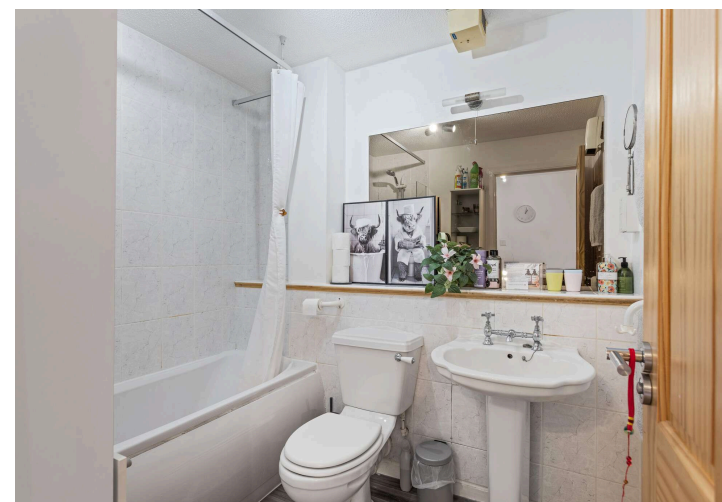
Beautifully presented 3rd floor apartment, forming part of an established modern development, quietly positioned yet most conveniently located, within easy reach of the City Centre and close to the open expanse of the Meadows.

This bright and spacious apartment enjoys an open outlook to the front and rear and benefits from 2 double bedrooms, both with built-in wardrobes, a well-proportioned twin windowed sitting room/dining room, a separate well-equipped kitchen and a bathroom with a 3-piece white suite. In addition the property is double glazed, there is electric heating and an excellent level of storage throughout.

Externally the factored grounds are well-maintained and there is an allocated parking space.

Extras

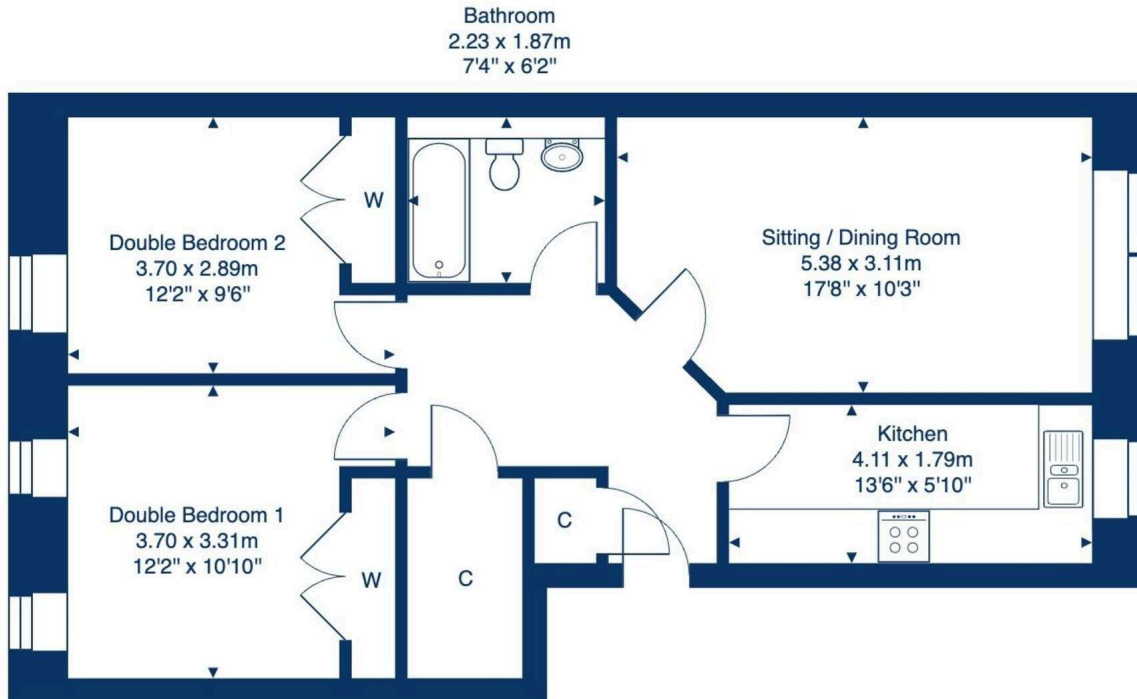
All fitted floor coverings, light fittings, electric hob, oven, extractor, along with fridge, dishwasher, freezer and washing machine are included in the sale price. No warranties or guarantees will be given in relation to appliances.





Floor Plan

43/8 Lochrin Place, Edinburgh, EH3 9RB



Third Floor

Total Area: 69.5 m² ... 748 ft²

All measurements are approximate and for display purposes only.



Location

Tollcross is a high amenity area bordering Bruntsfield, Quartermile and the Old Town. The main retail and commercial thoroughfares of the West End, George Street, Princes Street and St James Quarter are all easily accessible on foot or by bus. There is an excellent range of local shops and amenities close by with further choice in Bruntsfield and Morningside. The green open spaces of Bruntsfield Links, The Meadows, and the Union Canal walkway and cycle path, are nearby and perfect for joggers, cyclists and dog walkers. Excellent bus services run to and from the city centre and beyond, and both Waverley and Haymarket rail stations and tram at Haymarket are within walking distance.

Management

The development is factored by James Gibb Factors at approximately £103 per month, which includes block building insurance.





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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.