



34/9 Home Street, Edinburgh, EH3 9LZ

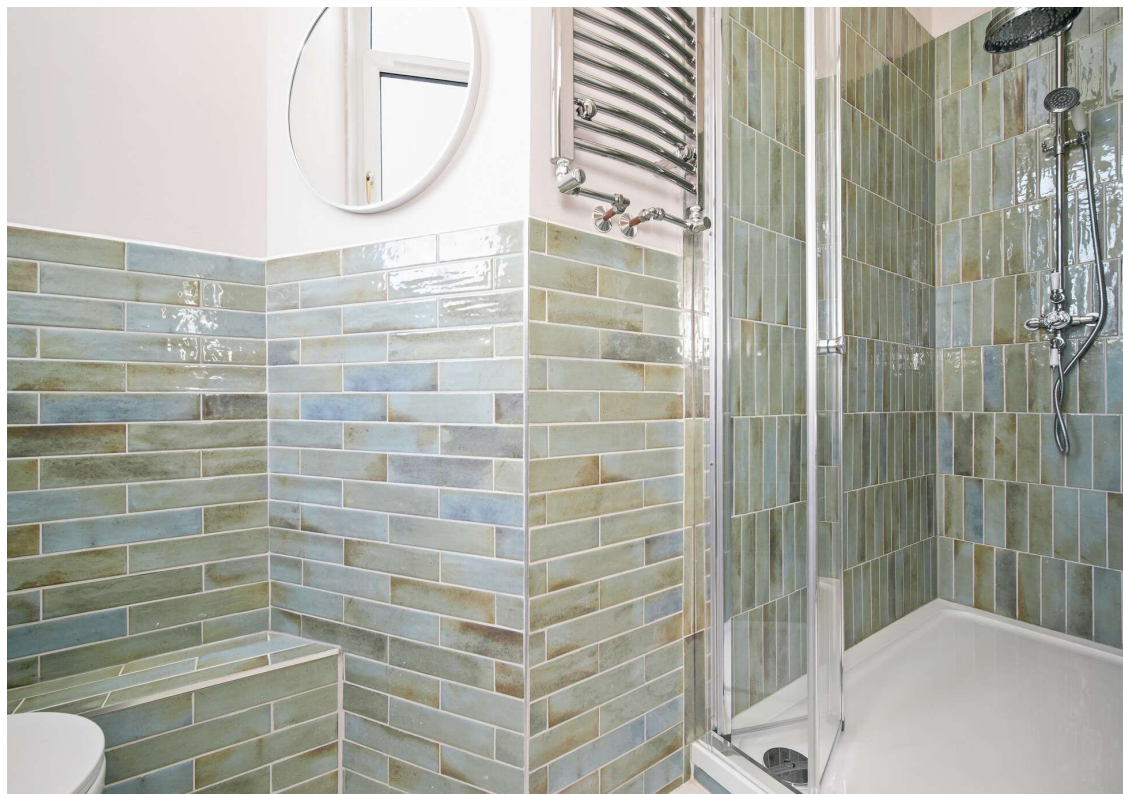


Welcome

Welcome to Home Street, set within a traditional tenement located in the vibrant Tollcross area of Edinburgh. This exceptional two-bedroom third floor flat has been comprehensively refurbished to an exacting standard by the current owner, offering beautifully presented accommodation that seamlessly combines period character with contemporary style and tasteful décor. The accommodation is perfectly suited to modern city living and is likely to appeal to a broad range of purchasers, including first time buyers and those seeking a stylish city home close to many local amenities. We would recommend an early viewing.

- Reception hallway
- Open plan living and kitchen
- Fully equipped kitchen
- Two double bedrooms, one with en-suite
- Stylish bathroom comprising WC, wash hand basin and bath with shower over
- Hall cupboard currently housing the washing machine
- Secure entry system
- Gas central heating (newly installed)
- Double glazing
- Shared roof drying area







Tollcross

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

Extras

Included in the sale are the integrated kitchen appliances and all fixtures & fittings.



Get in touch

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

