



Offers Over  
**£185,000**

## 13 (1F1) Lochrin Terrace

Tollcross | Edinburgh | EH3 9QL

A bright and freshly presented one bedroom first floor flat, ideally located in the popular Tollcross area, close to an excellent range of local amenities and green spaces, and within walking distance of Edinburgh's city centre. Recently redecorated and fitted with new carpets, the property offers well proportioned south facing accommodation and will appeal to first time buyers, professionals and investors alike.

-  1 public room
-  1 bedroom plus boxroom
-  1 bathroom
-  Permit/meter parking
-  EPC rating – C
-  Council tax band - B



## Description

Quietly positioned to the rear of the building and accessed via a secure stairwell, the accommodation briefly comprises of entrance hallway, bright lounge/dining room, fitted kitchen with a range of wall and base units with co-ordinated worktops and appliances, double bedroom, boxroom which would make an ideal home office or dressing room, and a bathroom with a white suite, shower over the bath and heated towel rail. The property further benefits from gas central heating and double glazing.

*This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

Included in the sale will be the electric oven and hob, undercounter fridge with freezer compartment, washing machine, tumble dryer and microwave.

## Parking

There is permit/meter parking in the surrounding streets.

## Viewing

By appointment through Neilsons (0131 625 2222).





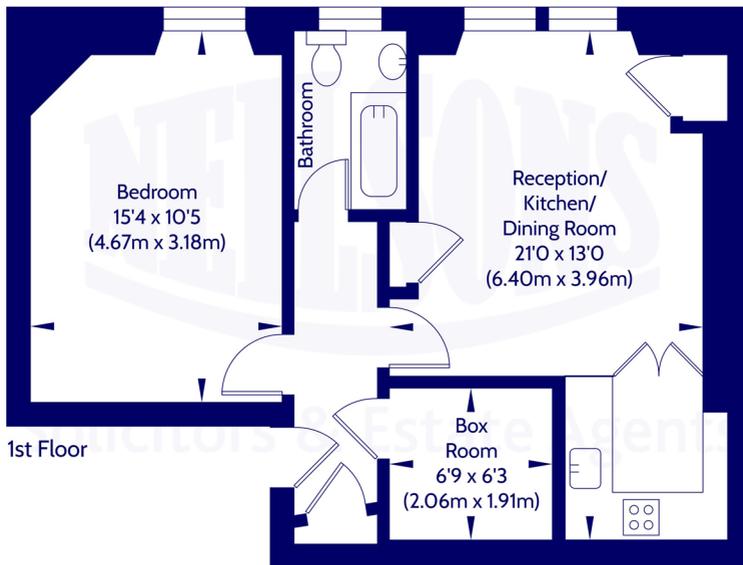
## Location

Tollcross offers an ideal location for city centre living within easy walking distance of Princes Street and the West End. A superb choice of amenities including shops, cafes, bars and restaurants, a choice of cinemas and the landmark King's Theatre are all available in the neighbourhood. Edinburgh & Napier Universities and Edinburgh College of Art are all within easy walking distance, along with the wide green spaces of The Meadows and Bruntsfield Links. Neighbouring Bruntsfield offers further well-regarded cafes and restaurants along with an excellent selection of shops and boutiques. Regular bus services provide swift and easy access around the city and beyond.





Approx. Gross Internal Floor Area 48 Sq M / 516 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
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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