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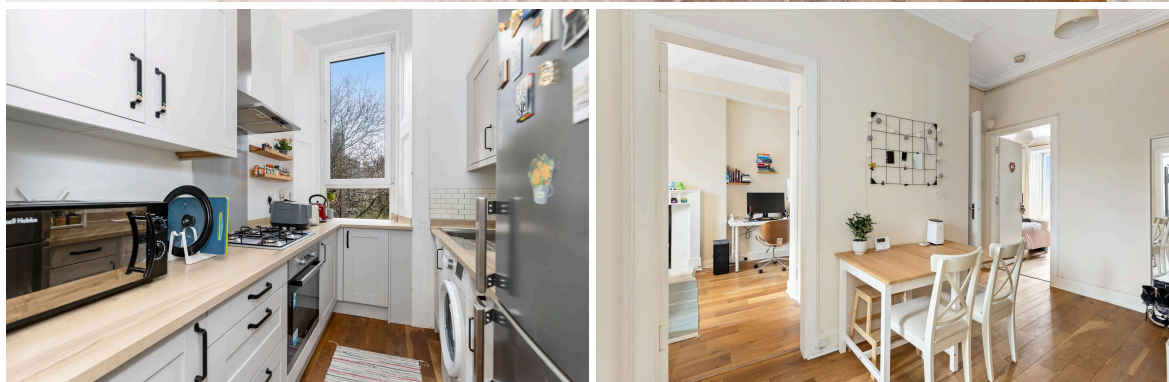
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15/7 Brougham Street,  
TOLLCROSS | EDINBURGH | EH3 9JS

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## 15/7 Brougham Street, Tollcross

TOLLROSS | EDINBURGH | EH3 9JS

Superb sized traditional second floor flat nicely finished off with stylish modern fittings, situated in a high amenity area convenient for the central universities.

This lovely flat would be ideal for a couple looking to be in the heart of a bustling area with a huge choice of amenities and the green expanse of the Meadows only a very short walk away. Lots of light floods into the twin window living room, which is much enhanced by decorative cornicework, a mantelpiece and shelved display press. There are two double sized bedrooms, one with a charming tiled fireplace and the other with a useful storage cupboard. Pale grey matt units create clean modern lines within the attractively fitted kitchen. The shower-room features a white suite set against metro style tiling, with black contrasting shower and taps.

- Twin window living/dining room retaining period features
- Stylish fitted kitchen with window
- Double bedroom 1/deep store cupboard
- Double bedroom 2/tiled fireplace
- Contemporary style shower-room
- Separate WC facility
- Wide hallway - space for a small desk
- Engineered wood flooring
- Double glazing and Gas central heating
- Security entryphone system
- South-west facing shared rear garden
- Permit parking in area

Council Tax: C , Energy Rating: C

No factor associated with this property

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Extras: Fixtures and fittings, oven, hob, fridge freezer, washing machine and all curtains to be included in the sale.

The ever popular Tollcross area lies a short distance south of the City Centre and is well know for offering an excellent choice of shops and facilities to its residents. Within walking distance of the property you'll find bars, restaurants, theatres and cinemas, with the vast green space of the Meadows and Bruntsfield Links nearby. The Fountain Park leisure and recreational complex is located in neighbouring Fountainbridge and is home to a cinema, gym, ten pin bowling alley and various eateries. Tollcross is a very convenient location for anyone connected to the central Universities or working in the city centre, which can be reached quickly via a superb choice of regular buses.



