



Solicitors & Estate Agents










Offers Over
£325,000

9/2 Lochrin Place

Tollcross | Edinburgh | EH3 9QX

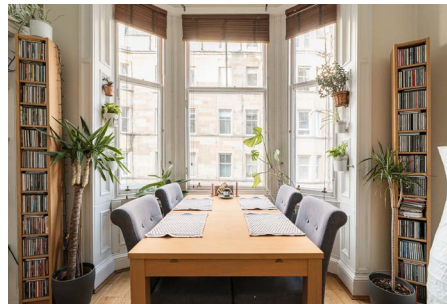
Delightful three-bedroom 1st floor flat forming part of a traditional Victorian tenement in the heart of Tollcross, within walking distance of the city centre. Superb amenities and transport links are on hand together with the delightful open green space of The Meadows and Bruntsfield Links.

-  3 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Communal Courtyard
-  Permit/meter parking
-  EPC Rating – C
-  Council Tax Band - D



Description

This elegant and stylish home offers a wealth of character and charm throughout undoubtedly appealing to a wide variety of buyers seeking a fine, period home in an excellent central location. Benefiting from a secure communal entrance and an elevated rear courtyard, the property is offered to the market in move-in condition and comprises; entrance hallway with good storage provisions, there is an elegant bay-windowed lounge/diningroom enhanced with solid wood flooring, Edinburgh press and decorative cornice work. The modern kitchen/breakfast room with integrated appliances is a sizeable room, fitted with a range of white sleek wall and base units with built-in breakfast bar, built-in gas hob, electric oven and hood above. The principal bedroom is located to the rear of the property with pleasant aspect over the communal courtyard, currently utilised as a studio by the current owners and benefits from a stylish en-suite shower room with luxury Rainfall shower. There are two further double bedrooms with ample space for free-standing furniture and finally the bathroom comprises of a three piece suite with shower attachment over bath. Further benefits include gas central heating with combi boiler and draft-proofed sash and case window units.



Extras

The Google Nest Smart Learning Thermostat, all fitted floor coverings, light fittings, blinds and shelving shall be included in the sale together with the built-in gas hob, electric oven and hood, integrated fridge freezer and dishwasher and free standing washing machine.

Communal courtyard and parking

There is a pleasant elevated rear courtyard offering an excellent space for residents' and for the car owner, permit and metered parking is available within the street.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

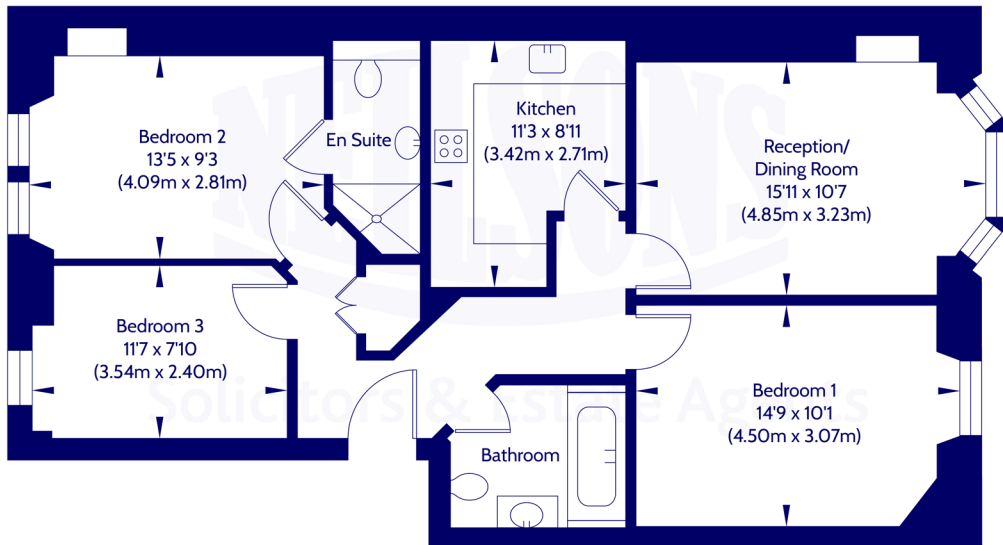
Tollcross is an ideal central location within easy walking distance of the City's West End and Princes Street while well placed for excellent local amenities including shopping and banking/post office services. The property is also convenient for University of Edinburgh, Edinburgh Napier University and Edinburgh College of Art. Recreational facilities nearby include the open spaces of The Meadows and Bruntsfield Links, The Kings Theatre, Traverse Theatre, Cameo and Odeon Cinemas and a wide selection of excellent restaurants and bars. A frequent public transport service operates nearby to many parts of the City.





Approx. Gross Internal Floor Area 79 Sq M / 855 Sq Ft.

1st Floor



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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

