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10/2 BROUGHAM STREET

TOLLCROSS, EDINBURGH, EH3 9JH

1 BED

1 BATH

1 PUBLIC



## TAKE A LOOK INSIDE

10/2 Brougham Street is a beautiful, well presented garden level flat, quietly positioned to the rear of a traditional tenement overlooking the well-maintained shared garden. The home has been lovingly upgraded by the current owner to create calm, relaxing spaces throughout the flat.

The heart of the home is the charming sitting room / dining room / kitchen with a comfortable lounge area and a space for a table & chairs. In the window there is a desk area, perfect for working from home.



The stylish kitchen is fitted with wall and base mounted cabinetry, along with a smart herringbone pattern tiled splashback. The kitchen appliances comprise; electric hob, oven and a freestanding fridge/freezer. Also with an outlook to the rear, the spacious double bedroom has plenty of storage in the form of a walk in wardrobe and further large cupboard, in addition to recessed shelving. A further hall cupboard houses the boiler with more space for other items.

## KEY FEATURES



Immaculately presented, charming garden level flat.



Delightful double bedroom with large storage cupboards.



Well-maintained shared garden.



Residents' on street permit holder parking.



Located in the popular residential area of Tollcross, a short walk away from the Meadows.



An array of local shops and amenities nearby.

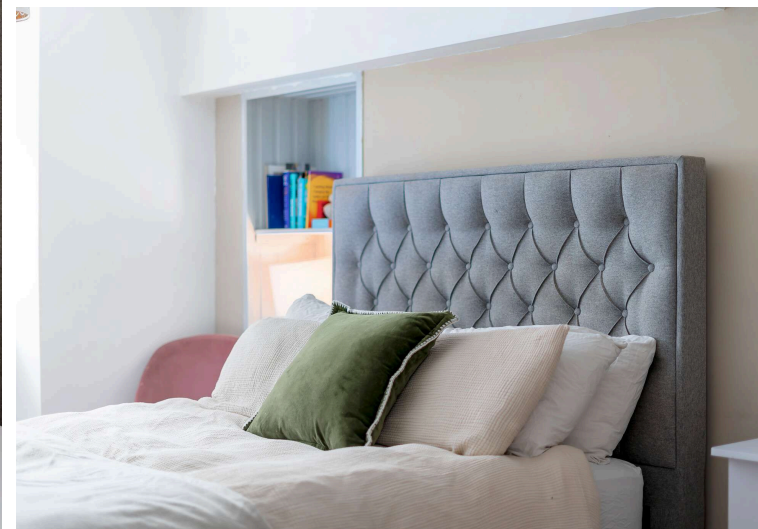


EPC Rating - E



Council Tax Band - B





The contemporary shower room has a large shower cubicle, WC and wash hand basin, also finished with stunning herringbone pattern tiling.

Electric heating is provided.

Externally, the property has access to a well-maintained shared garden which is mainly laid with lawn and residents' permit holder parking is available on the street outside.



# THE LOCAL AREA

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 services across Scotland and the UK.

## EXTRAS

All curtains, blinds, light fittings, fitted flooring and white goods are included in the sale price.

**HOME REPORT VALUATION: £195,000**



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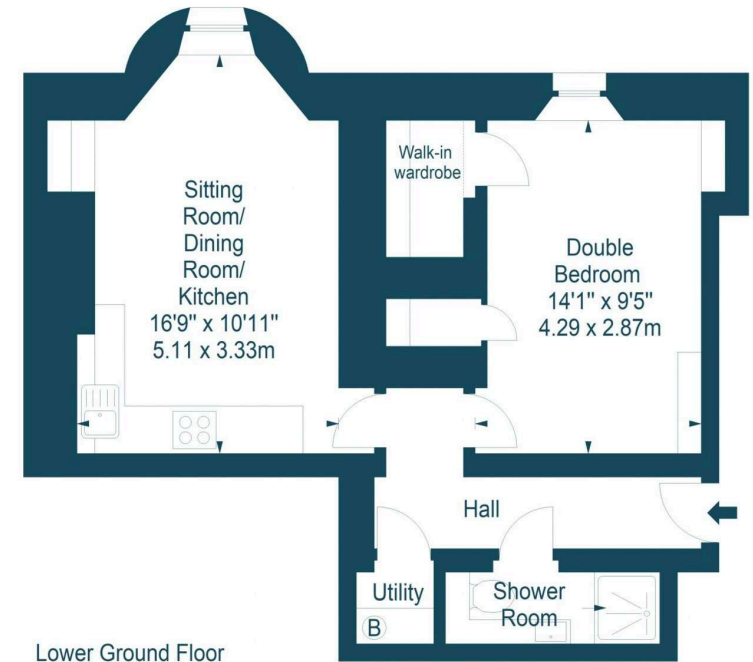


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**Brougham Street,  
Edinburgh,  
Midlothian, EH3 9JH**



Approx. Gross Internal Area  
495 Sq Ft - 45.99 Sq M  
For identification only. Not to scale.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.