



FLAT 2F4, 46 EARL GREY STREET, & NBSP;
TOLLCROSS, EDINBURGH, EH3 9BN





SUMMARY

Located in the vibrant heart of Tollcross, this second-floor flat enjoys an enviable city-centre location ideally suited to professionals, academics, students, and investors alike. The property is within easy walking distance of The University of Edinburgh, The Meadows, Bruntsfield Links, and Haymarket, and an outstanding selection of cafés, restaurants, shops, theatres, and cultural attractions is nearby. Excellent public transport and rail connections further enhance the appeal of this highly connected location. Forming part of a handsome period building, the property offers freshly decorated interiors, a spacious living and dining room, a modern fitted kitchen, a generous double bedroom, and a stylish contemporary bathroom with overhead shower, storage, wall-hung mirror and towel warmer, creating a comfortable and low-maintenance city home in one of Edinburgh's most sought-after urban settings. Extras: All fitted floor coverings, light fittings, and integrated appliances are included.

FEATURES

- Second-floor flat in Tollcross
- Part of a handsome period building
- Walking distance from the city centre
- Near Edinburgh University, scenic outdoor space and transport links
- Freshly decorated neutral interiors
- Entrance hall with storage
- Spacious living/dining room, open to:
- Kitchen with fitted units and modern appliances
- Spacious double bedroom
- Tiled modern bathroom
- On-street parking
- Gas central heating and traditional windows





OFFERS TO:
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EH41 3JS

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HOUSE SALES

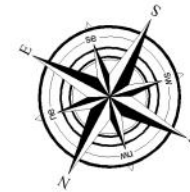
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

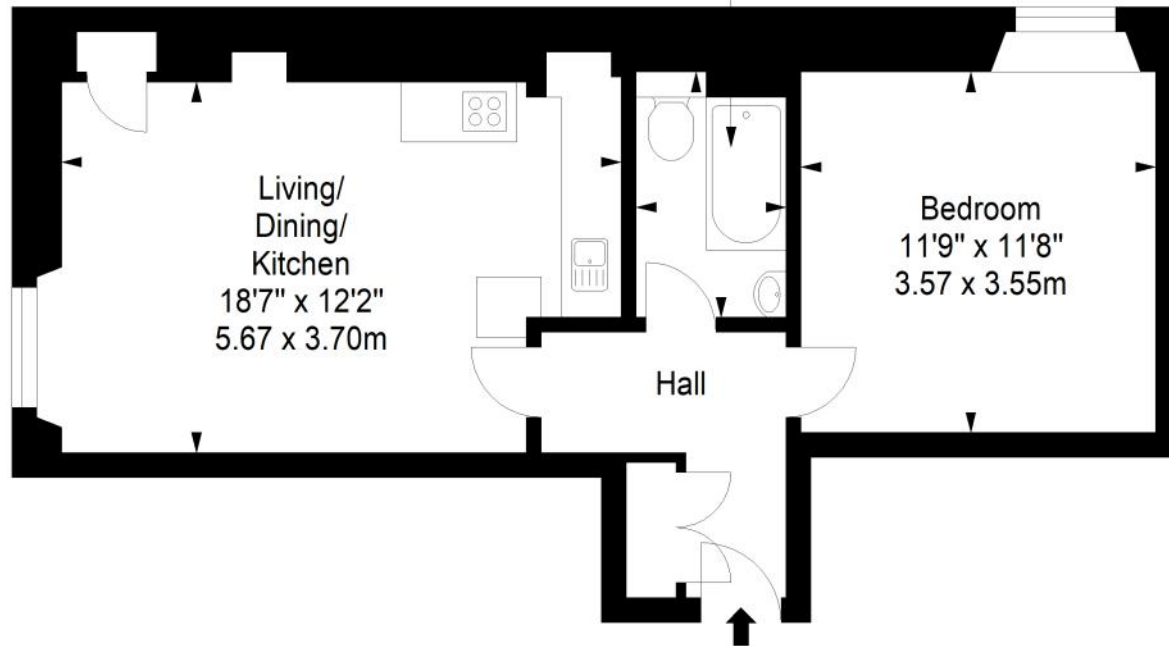
FLOORPLAN

Second Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



Bathroom
8'0" x 4'10"
2.45 x 1.47m



Total area: approx. 45.3 sq. metres (487.6 sq. feet)