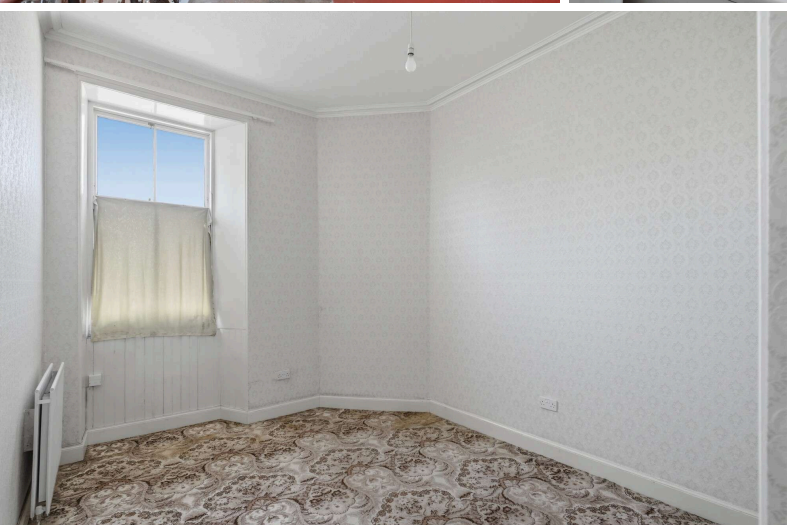
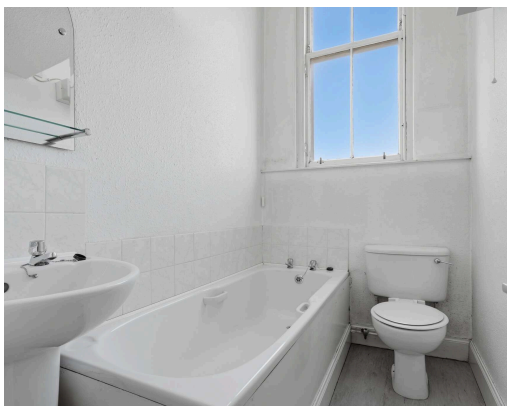
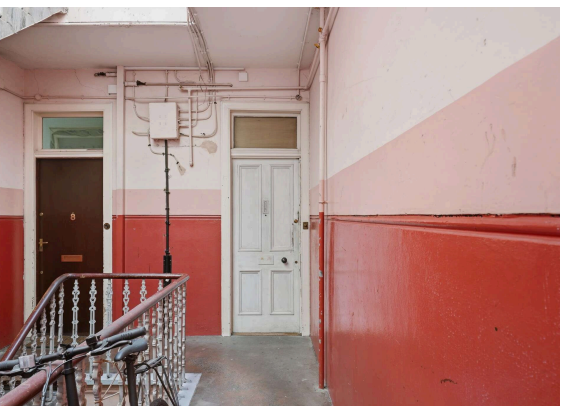




13/9 Lochrin Terrace
Edinburgh, EH3 9QJ

- No onward chain
- Upgrading required
- Fabulous central location
- Ideal for first time buyers
investors or downsizers
- EPC: D
- Council tax band: B





An ideal opportunity for first-time buyers, buy-to-let investors or downsizers, this well-proportioned one-bedroom, second-floor flat sits within a traditional stone-built tenement, in the heart of Fountainbridge, just southwest of Edinburgh city centre. Offered to the market with no onward chain, the property is available for a swift and uncomplicated purchase.

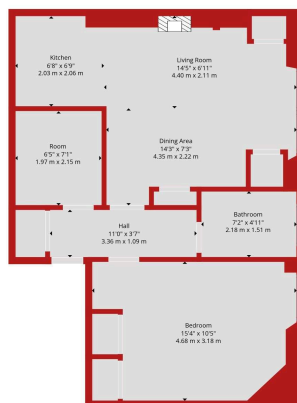
The flat enjoys an attractive elevated outlook across neighbouring properties, providing an ever-changing backdrop. The open-plan living room and kitchen creates a welcoming and versatile space, with the fitted kitchen offering generous worktop surfaces and ample storage. To the rear, a useful box room provides excellent flexibility—ideal as a home office, study, or additional storage.

The bathroom features a white three-piece suite, while the spacious double bedroom includes a fitted wardrobe that makes full use of the ceiling height. Although the flat would benefit from modernisation, it represents an excellent central location and a blank canvas for buyers wishing to update the interior to their own taste.

Accommodation comprises: entrance hall, open-plan living room/ kitchen, double bedroom, box room, and bathroom. The property benefits from single glazing and gas central heating via a back boiler located in the living room.

Location:

Lochrin Terrace sits in the vibrant Fountainbridge area of Edinburgh's EH3 district, a sought-after location known for its excellent amenities and easy access to the city centre. Just moments from Lothian Road, Bruntsfield, and the Union Canal, the area offers a lively mix of cafés, restaurants, independent shops, and leisure facilities. The nearby Fountain Park complex provides cinema, gym, and entertainment options, while regular bus routes, Haymarket train station and pleasant walking links make commuting across the city straightforward. With green spaces, such as Bruntsfield links and the meadows, cultural venues, and everyday conveniences all close at hand, Fountainbridge offers a superb blend of urban living and neighbourhood charm.



Total: 547 sq. Ft. 51 m²
1st Floor: 547 sq. Ft. 51 m²
Excluded Areas: Walls: 51 sq. Ft. 5 m²

Illustrative Purpose Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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