



Solicitors & Estate Agents




Offers Over

£260,000

11/5 Glen Street

Tollcross | Edinburgh | EH3 9JE

This is a fantastic opportunity to purchase a spacious second-floor flat in a charming traditional tenement, nestled in a quiet cul-de-sac in the heart of Tollcross. Ideally located near excellent amenities, transport links, and the city centre, this property is perfect for first-time buyers, professionals, or buy-to-let investors.

-  2 Bedrooms
-  2 Reception Rooms
-  1 Shower Room & additional WC
-  Permit/metered parking
-  Shared garden/drying green
-  EPC Rating – C
-  Council Tax Band – C



Description

Accessed via a secure entry system, the property is situated on the second floor, with the front door opening into a welcoming central hallway featuring useful built-in storage. The flat offers a highly flexible layout, with generously proportioned rooms, impressive high ceilings and an abundance of natural light.

To the front, the elegant reception room enjoys twin windows, an original Edinburgh press and a recessed area, ideal for use as a home office or study space. To the rear, the spacious open-plan kitchen/dining room is fitted with a good range of wall and base units, complemented by an integrated oven, hob, cooker hood, washing machine and fridge. There is ample space for a dining table and chairs, while the versatile layout also allows the room to function as a kitchen/living space, with the reception room serving as a third bedroom if required. The accommodation further comprises a generous double bedroom to the front and a second single bedroom to the rear. The shower room is fitted with a contemporary white suite and an electric instant shower, while a separate WC provides additional convenience. Further benefits include gas central heating, powered by a combi boiler, and full uPVC double glazing throughout.



Extras

All fitted floor coverings and light fittings will be included in the sale together with the integrated kitchen appliances fridge freezer and washing machine in the kitchen.

Note

This property has been professionally and sustainably staged using some items of furniture from Neilsons Charity Partners Four Square. Items of furniture are available for sale by separate negotiation providing an opportunity to buy the property fully furnished in true turn-key condition.

Parking & Garden

Permit and metered parking is available on street to the front for the property and in the surrounding area. There is a shared garden/drying green to the rear of the building.

Viewing

Please contact Neilsons on 0131 625 2222.





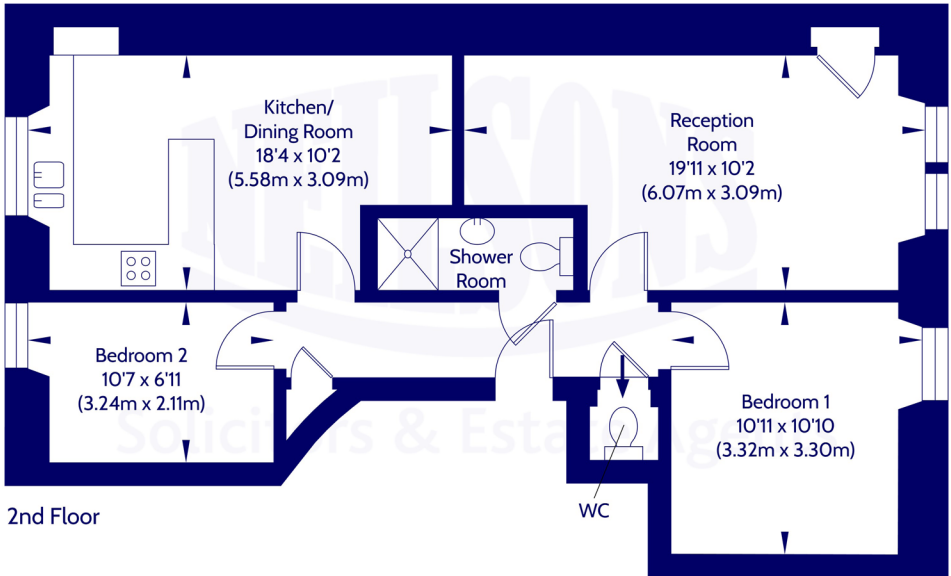
Location

Tollcross is a vibrant city centre district, ideally positioned just south of Lothian Road and within easy walking distance of Princes Street. Bordering the expansive green spaces of The Meadows, the area offers an excellent balance of city living and outdoor amenity. Exceptionally well placed for both the University of Edinburgh and Edinburgh College of Art, Tollcross boasts an outstanding range of local amenities, including independent shops, cafés, restaurants, supermarkets and everyday services. The area is also renowned for its excellent leisure and cultural attractions, with cinemas, theatres, gyms and a diverse selection of bars and eateries all close by. Regular bus services provide swift connections throughout the city and beyond, making this an ideal location for professionals, students and anyone seeking a convenient central lifestyle with green space on the doorstep.





Approx. Gross Internal Floor Area 65 Sq M / 699 Sq Ft.



2nd 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

