

10 (flat 1) Brougham Street, Tollcross, Edinburgh, EH3 9JH



Description

A rare opportunity has arisen to acquire a charming 1 bedroom garden level flat located in the popular and convenient area of Tollcross just a stone's throw the wide open spaces of the Meadows and Bruntsfield Links. The property offers easily manageable living space, the interior is stylish and tastefully presented throughout with quality, modern fixtures and fittings. Representing an ideal property for an individual or couple, the property also comes with a private patio garden to the rear that leads on to a well maintained shared garden.

Features

- Charming garden level flat
- Tastefully presented with contemporary interior
- Stylish open plan living/dining/kitchen providing a very sociable space
- Double bedroom
- Useful study area
- Shower cubicle and separate WC
- Electric heating and double glazing
- Use of 2 large storage cupboards within stairwell
- Area of private patio to the rear leading to shared garden
- On street permit parking

Extras

The oven, hob, washing machine and fridge are included.

EPC Rating: D

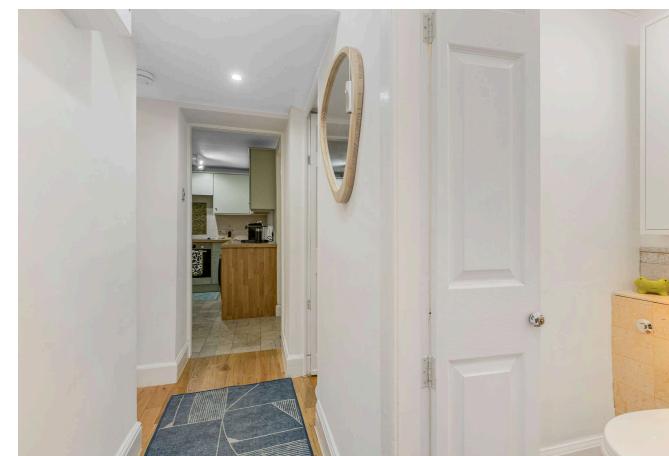


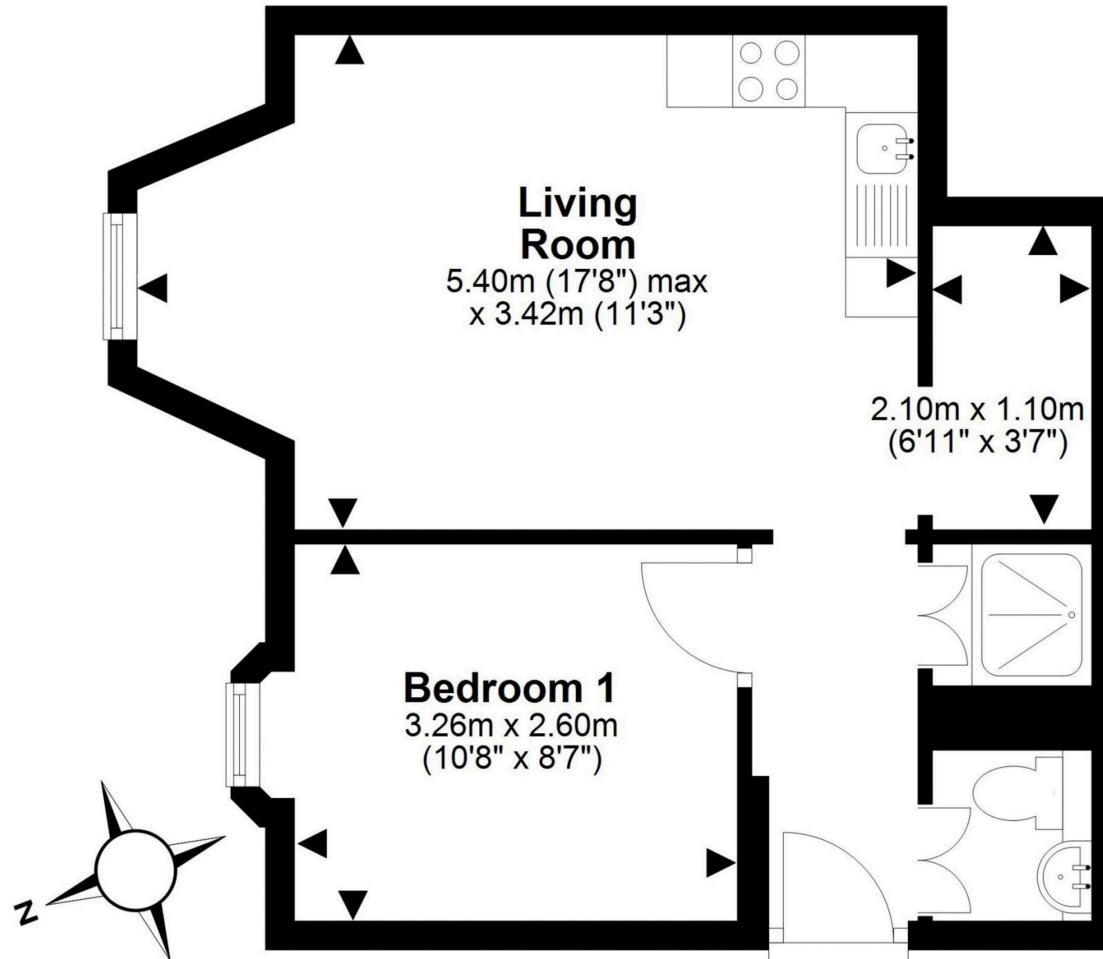
Location

Tollcross is a lively and thriving neighbourhood just a stone's throw from Edinburgh City Centre. The property benefits from access to a wide range of amenities including a fantastic selection of independent restaurants, bars and cafes. The scenic green spaces of The Meadows and Bruntsfield Links are moments away with tennis courts, pitch and putt, picnic spots, and pleasant walks. Gym enthusiasts will love the One Spa at The Sheraton or Nuffield Health and Fitness Wellbeing Gym at nearby Fountain Park which also houses a Genting Casino, Cineworld Cinema and popular eateries. Cultural highlights all within walking distance include The Usher Hall, The Royal Lyceum Theatre, the independent arthouse Cameo Cinema, The Traverse Theatre, and the treasured historic King's Theatre. It is ideally positioned for access to The University of Edinburgh and Edinburgh Napier University. Superb transport links include regular bus services taking you swiftly throughout Edinburgh, and Haymarket Train Station which is walkable, boasts tram links to Edinburgh International Airport.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

**Connor
Malcolm**

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc