








Offers Over
£150,000

14/11 High Riggs

Tollcross | Edinburgh | EH3 9BX

A rarely available one bedroom, third (top) floor tenement flat, conveniently located in the popular Tollcross area, just a short walk from the iconic Castle, Royal Mile & Grassmarket. Close to excellent local amenities and all that Edinburgh's city centre has to offer, the property offers bright accommodation and represents an ideal opportunity for first time buyers, investors, or anyone seeking a central pied-a-terre.

-  1 public room
-  1 bedroom
-  1 bathroom
-  EPC rating – D
-  Council tax band - A



Description

Quietly positioned to the rear of the building and accessed via a secure stairwell, the accommodation briefly comprises of entrance hallway, light and airy lounge which is open plan to a fitted kitchen with a range of wall and base units with wooden worktops and tiled splashbacks, a bedroom complete with a fitted cabin bed, and a bathroom with a white suite, shower over the bath and heated towel rail. The property further benefits from electric heating and double glazing.



Extras

Included in the sale will be the electric oven and hob, undercounter fridge with freezer compartment, and washer/dryer.

Parking

There is permit/meter parking in the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).





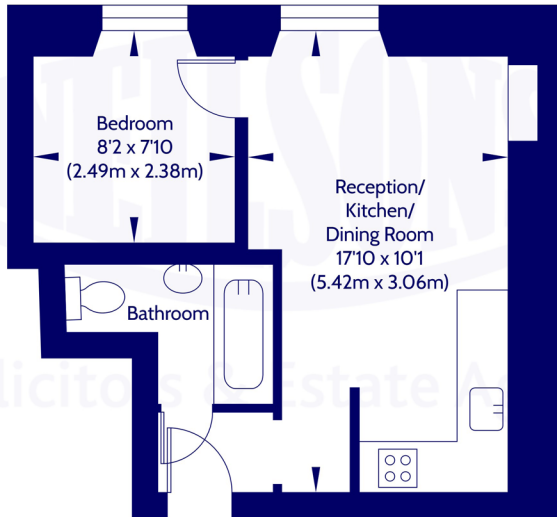
Location

Tollcross offers a ideal location for city centre living within easy walking distance of Princes Street and the West End. A superb choice of amenities including shops, cafes, bars and restaurants, a choice of cinemas and the landmark King's Theatre are all available in the neighbourhood. Edinburgh & Napier Universities and Edinburgh College of Art are all within easy walking distance, along with the wide green spaces of The Meadows and Bruntsfield Links. Neighbouring Bruntsfield offers further well regarded cafes and restaurants along with an excellent selection of shops and boutiques. Regular bus services provide swift and easy access around the city and beyond.



Approx. Gross Internal Floor Area 27 Sq M / 285 Sq Ft.

3rd 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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