





Welcome

Welcome to Lochrin Place, a well-proportioned one-bedroom, ground floor flat with a versatile box room, situated in the heart of Edinburgh's vibrant Tollcross district. Occupying a desirable central location, quietly positioned on a no through street, this attractive property combines traditional character with flexible living space, making it an ideal first time buy, city base or investment opportunity. The sought-after Tollcross area of Edinburgh offers access to an extensive range of local amenities. Residents enjoy immediate access to Edinburgh's renowned cafés, restaurants, theatres and cultural attractions, whilst the city centre, financial district, universities and transport links are all within easy walking distance. An early viewing is recommended.

- Reception hallway
- Living/dining
- Kitchen
- Double bedroom
- Box room
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Sash and case windows
- Shared rear garden on a split level with a drying area
- Permit and metered parking available in surrounding streets



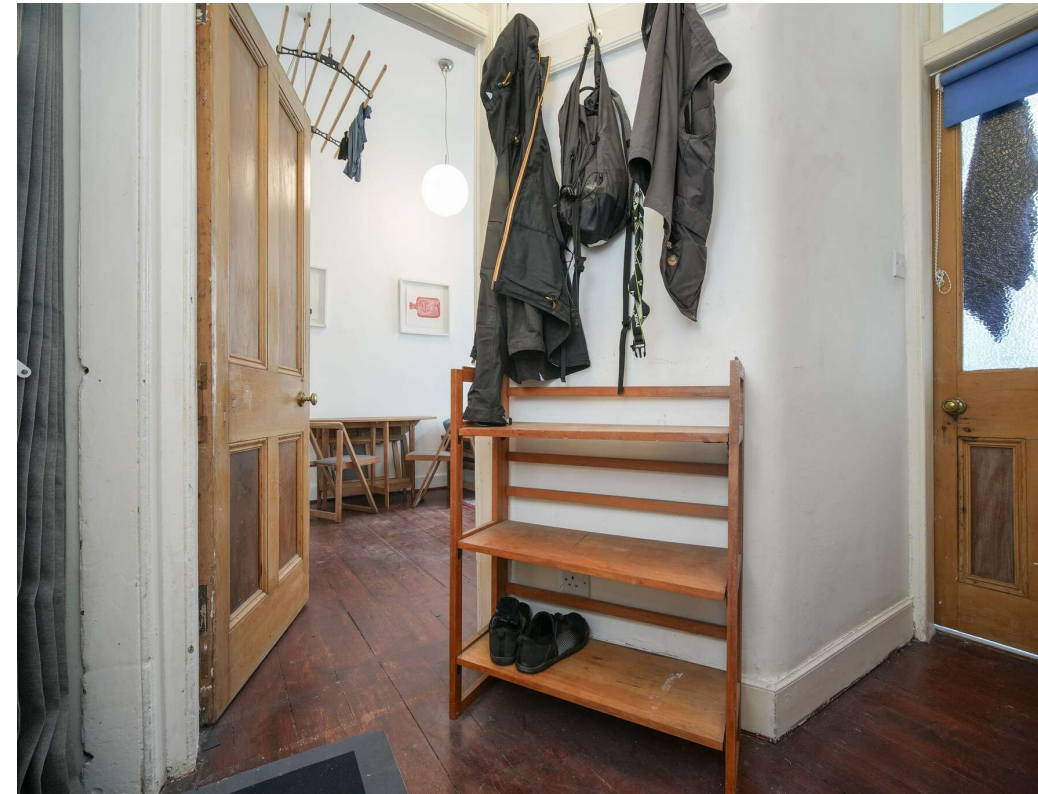


Tollcross

The Tollcross district is within walking distance of the City's West End, Princes Street and the historic Old Town. It is well-placed for excellent shopping and local amenities, fitness centres and the banking district. The property location is also convenient for The University of Edinburgh, Edinburgh Napier and Edinburgh College of Art. Recreational facilities in the immediate locale include: The Lyceum Theatre, the Usher Hall, the Kings Theatre, a range of cinemas and a wide selection of excellent restaurants and coffee bars. Nearby, are the open spaces of the Princess Street Gardens, The Meadows and Bruntsfield Links. Frequent public transport services enable travel to all parts of the city including Edinburgh International Airport.

Extras

Included in the sale are the kitchen appliances, white goods and all furniture and fixtures & fittings.



Get in touch

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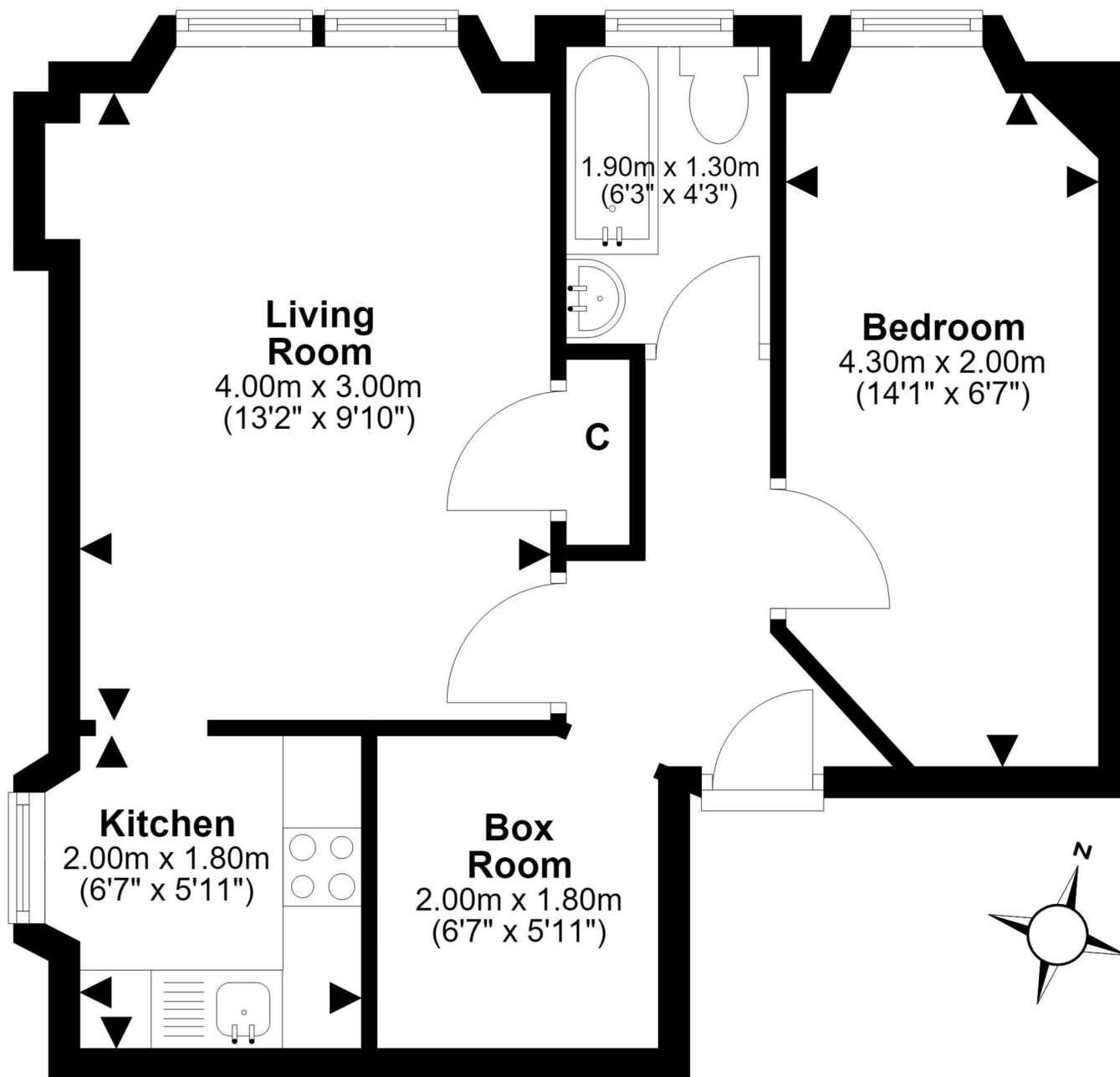
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.