



Solicitors & Estate Agents



Offers Over

£210,000

20/11 Glen Street

Tollcross | Edinburgh | EEH3 9JE

A bright top 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
-  1 Reception Rooms
-  1 Shower Room
-  Permit/metered parking
-  Shared garden/drying green
-  EPC Rating – C
-  Council Tax Band – D



Description

Accessed via a secure entry system, the property is situated on the top (3rd) floor, with the front door opening into a welcoming central hallway. The flat offers a flexible layout, with impressive high ceilings and an abundance of natural light.

To the rear, the reception room enjoys a leafy outlook and has an attractive brightly tiled fireplace and an original shelved Edinburgh press. Three second box-bedroom with window to the rear is located off the reception room and offers flexible use as a guest room, single bedroom or study. The internal fitted kitchen has wall and base units with an integrated oven and hob and ceramic tiled splash back. The fridge freezer and washing machine are also included in the sale. The generous double bedroom is to the front and a shower room with white suite completes the accommodation. 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 oven and hob, fridge freezer and washing machine in the kitchen.

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

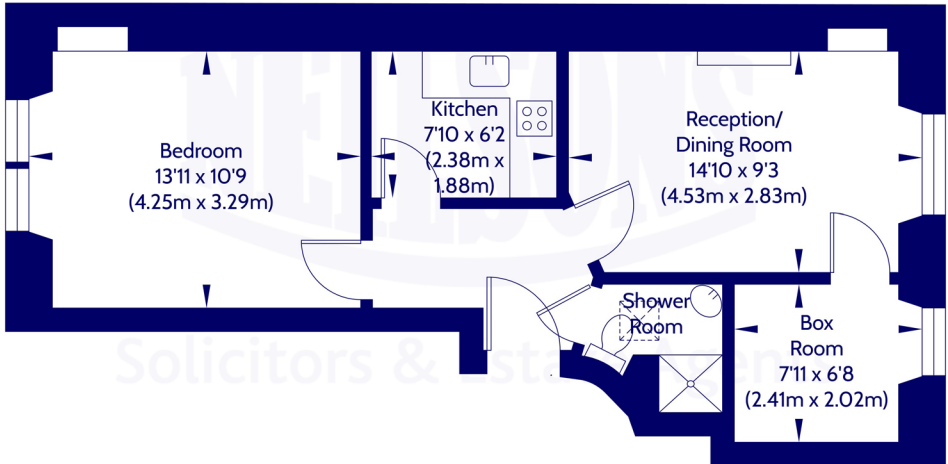
Tollcross is a vibrant city centre district, ideally positioned just south of Lothian Road and within easy walking distance of Princes Street. Bordering the expansive green spaces of The Meadows, the area offers an excellent balance of city living and outdoor amenity. Exceptionally well placed for both 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 44 Sq M / 469 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ 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

