



13 3f3 Drumdryan Street,  
Tollcross, Edinburgh, EH3 9JZ

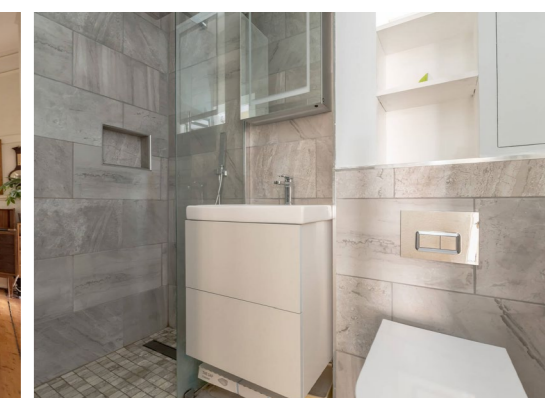
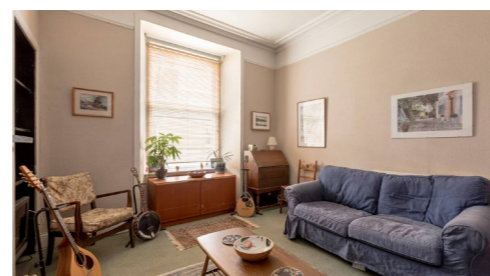
CALL US ON 0131 447 4747



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For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secure entry with new entry phone system.
- Reception hall with storage.
- Good sized living room with feature gas fire.
- Excellent walk-in storage cupboard.
- Modern fitted kitchen with some appliances.
- Dining room/study off.
- Generously proportioned double bedroom with walk in fitted wardrobes.
- Contemporary fitted wet room.
- Smart controlled gas central heating.
- Original features.
- Communal gardens to rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

A third floor flat forming part of a traditional tenement building in the vibrant Tollcross district of the city, within easy walking distance of the city centre with its wide range of local amenities and World Heritage Site status. The flat is also located on the soon to be opened Sustrans cycle route linking the Union canal with the Meadows. The open spaces of the Meadows and Bruntsfield Links are close at hand as is the Exchange District and University. The property would make an ideal purchase for a first time buyer/young couple or perhaps for buy-to-let purposes.

**COUNCIL TAX BAND:** B.  
**TRAIN STATION:** APPROXIMATELY 0.8 MILES TO HAYMARKET STATION.  
**AIRPORT:** APPROXIMATELY 8.2 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 100 METRES.

## LOCATION

Drumdryan Street is a quiet one-way side street located in Tollcross, 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 and pleasant walks. Also near by is the canal basin and soon to be opened Sustrans cycle route linking the Union canal with the Meadows. Nearby Fountain Park houses a Nuffield Gym, Casino, Cineworld and popular eateries. Cultural highlights all within walking distance include The Usher Hall, The Royal Lyceum Theatre, Cameo Cinema, The Traverse Theatre, and the treasured historic King's Theatre. It is ideally positioned for access to The University of Edinburgh. Superb transport links include regular bus services taking you swiftly throughout Edinburgh while Haymarket Train Station, which is walkable, also boasts tram links to Edinburgh International Airport.

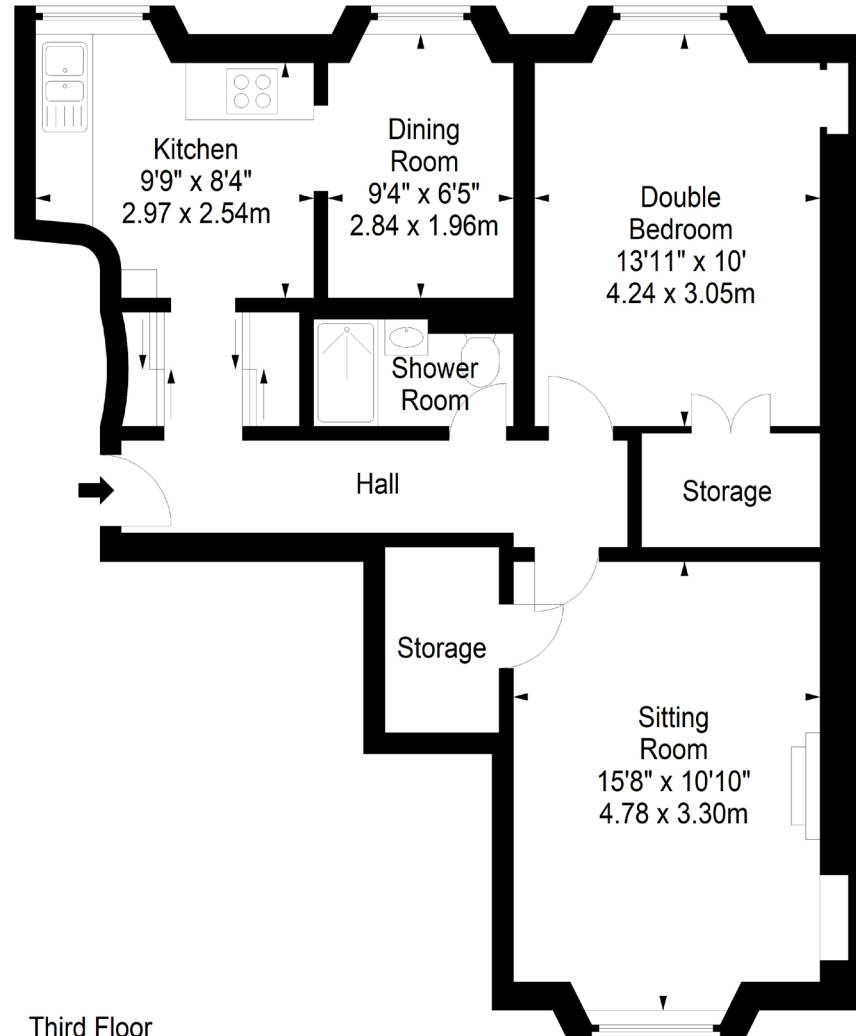
**EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, OVEN, COOKER-HOOD AND DISHWASHER. THE BATHROOM FITMENTS WILL ALSO BE INCLUDED IN THE SALE PRICE INCLUDING THE MIRROR. THE SOFA WITHIN THE LIVING ROOM MAY BE AVAILABLE THROUGH NEGOTIATION.**



# Drumdryan Street, EH3 9JZ



Approx. Gross Internal Area  
647 Sq Ft - 60.11 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Third Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING C

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

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