



7 (2F3) DRUMDRYAN STREET

TOLLCROSS, EDINBURGH, EH3 9JZ



1 PUBLIC



1 BED



1 BATH

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Presented in true move-in condition after a full renovation in January 2023, this traditional one-bedroom second-floor flat offers bright and spacious rooms that are completed to high standards throughout. It features neutral interior design for an on-trend aesthetic and it is finished with contemporary fixtures and fittings, including a stylish kitchen and bathroom. Furthermore, the property has a highly desirable setting in Tollcross, positioned within easy reach of The Meadows, the Union Canal, and the city centre. It is sure to be in high demand from city professionals, couples, and first-time buyers alike.

Features

- Spacious second-floor flat
- Part of a traditional tenement
- Set in sought-after Tollcross
- Near amenities, schools, and transport links
- Attractive, fully renovated interiors
- Secure entry and shared stairwell
- Entrance hall with built-in storage
- Southeast-facing living/dining room
- Fashionable modern kitchen
- Large double bedroom with wardrobe
- 3pc bathroom with overhead shower
- Neatly-kept communal garden
- Controlled permit parking (Zone 4)
- Gas central heating and double glazing



EPC Rating - C

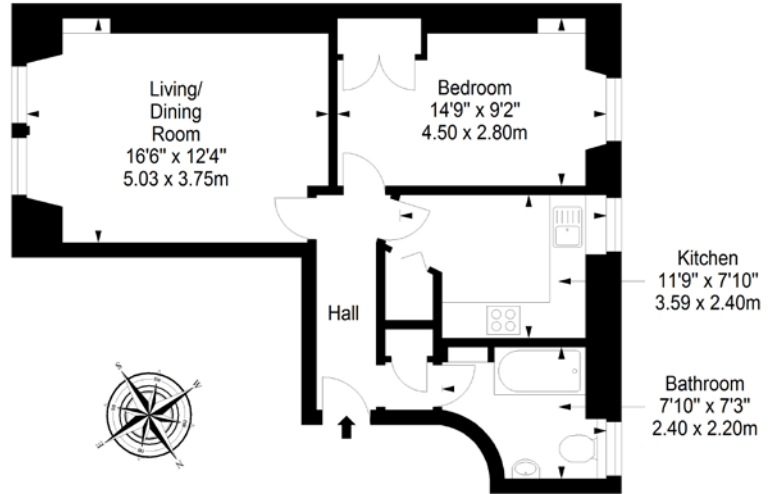
Home Report Value - £210,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor and window coverings, light fittings, an integrated oven and ceramic hob, and a washing machine to be included in the sale.

Second Floor
Approx. 48.1 sq. metres (517.7 sq. feet)



Total area: approx. 48.1 sq. metres (517.7 sq. feet)



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CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.