


COULTERS[©]

29/8 BROUGHAM STREET

TOLLCROSS, EDINBURGH, EH3 9JT

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This beautifully presented, bright and airy third floor flat forms part of a traditional Victorian tenement building, situated in the popular area of Tollcross in Edinburgh. The property is just a short walk from the wonderful open spaces of the Meadows and Bruntsfield links, with numerous shops, cafes and restaurants close by. The flat retains many period features including decorative cornice work, high ceilings & working shutters.



The L-shaped hall has stripped, sanded and varnished wooden floors which continue through to the impressive living room, which is flooded with natural light from the large double window that has a delightful outlook along Panmure Place. The mantelpiece with insert & hearth is another lovely focal point in the room.

KEY FEATURES



Most engaging 3rd floor flat, filled with light.



Two beautiful double bedrooms & windowed bedroom



Enclosed rear communal garden.



On-street residents parking.



Located close to the edge of the Meadows



Within a short walk of local shops.





The internal kitchen has an attractive series of wall and base mounted units with wood effect worktops, along with a gas cooker, extractor hood, with space for a fridge/freezer and dishwasher. The tranquil master bedroom has a westerly outlook and has another gorgeous fireplace. Located off the room is a study or dressing room, perfect for a space to work from home. The second light double bedroom is also located to the rear of the building and contains a useful laundry cupboard with a washing machine. The bathroom comprises; bath (with rainfall shower over), WC and wash hand basin. A shared garden is situated to the rear of the property and permit holder parking is available on the surrounding streets.





THE LOCAL AREA

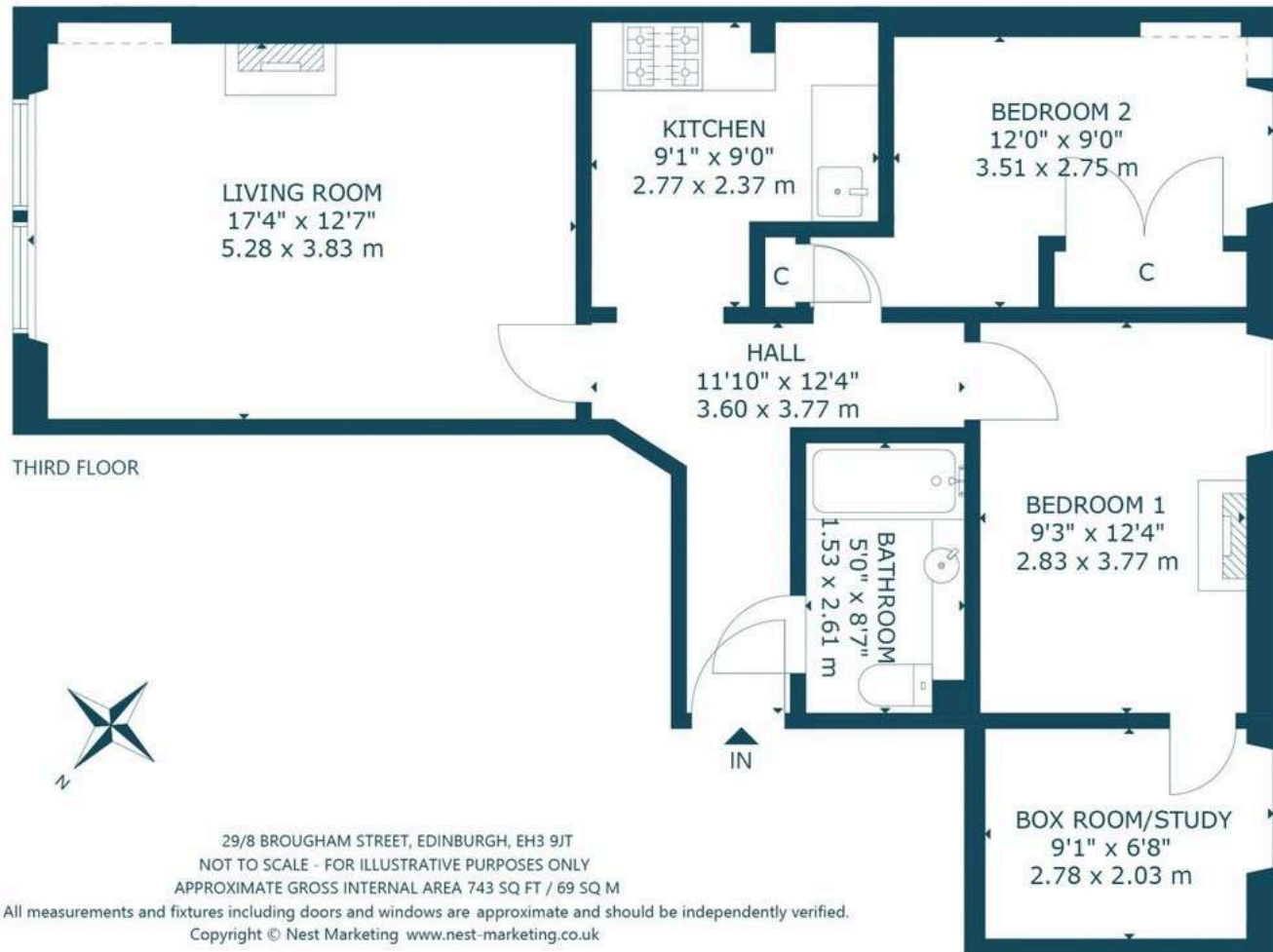
The Tollcross district is within walking distance of the City's West End, Princes Street and the historic Old Town. It is well-placed for excellent shopping and local amenities, fitness centres and the banking district. The property location is also convenient for The University of Edinburgh, Edinburgh 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 Meadows, Bruntsfield Links and Princess Street Gardens. Frequent public transport services enable travel to all parts of the city including Edinburgh International Airport.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances and white goods are included in the sale price.







GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.