

COULTERS[©]

1 (1F2) GLEN STREET, TOLLCROSS

TOLLCROSS, EDINBURGH, EH3 9JD

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

1 (1F2) Glen Street is a spacious one bedroom, first floor apartment situated within a traditional stone-built tenement in the popular area of Tollcross. This superb location offers a host of amenities right on the doorstep. These include The University of Edinburgh, King's Theatre and the Cameo Cinema to name just a few.

The flat itself has a generous living room with plenty space for both lounge and dining furniture. The kitchen which is open to the living room, has units, worktops and splashback with a gloss finish and plenty room for appliances. A large bedroom offers more than enough space for a double bed, desk and additional furniture, plus the room has the benefit of a ceramic sink and vanity unit, as well as two sizeable walk-in cupboards. Located off the central hall is a fully tiled shower room with shower cubicle, wash hand basin and WC.

The property is fitted with double glazing and has an electric panel heater.

KEY FEATURES



First floor apartment



Minutes from The Meadows



Short stroll to University of Edinburgh campus



Spacious double bedroom with excellent storage



Permit parking available



Central location with all amenities reachable on foot



EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. Other items may be available via separate negotiation.

THE LOCAL AREA

Tollcross is 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. 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, and Haymarket Train Station which is walkable, boasts tram links to Edinburgh International Airport.

GET IN TOUCH



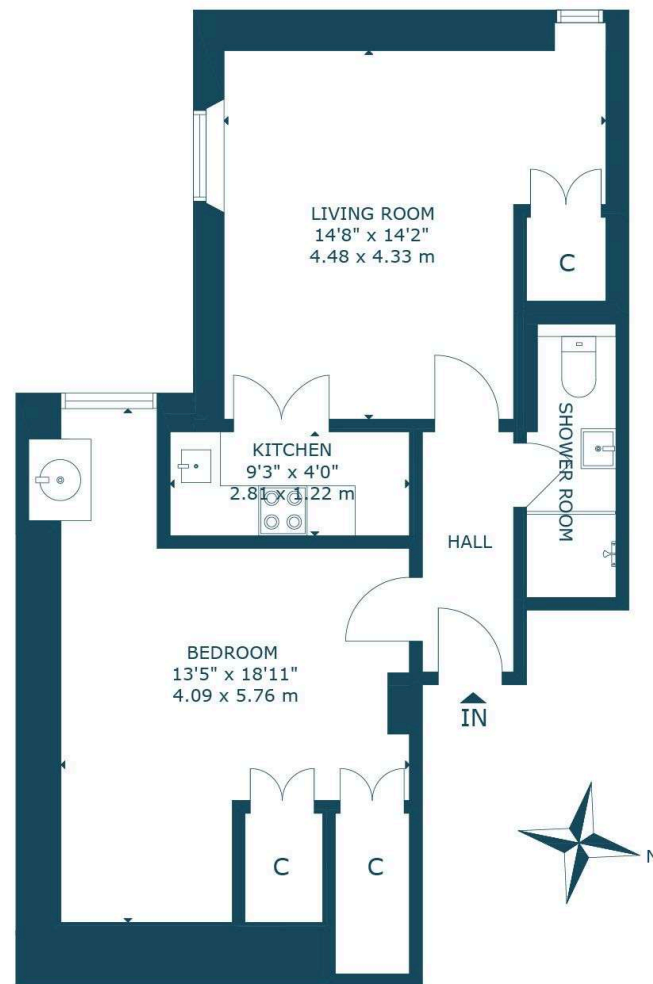
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FIRST FLOOR

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 546 SQ FT / 51 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.