



22/3 LOCHRIN PLACE

TOLLCROSS, EDINBURGH, EH3 9QS



1 PUBLIC



2 BED



2 BATH

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22/3

LOCHRIN PLACE

In easy reach of all the city centre has to offer, this exclusive first-floor apartment in Tollcross has a sought-after position in the capital. It forms part of a modern development, and is finished to high standards throughout, incorporating a blank canvas of décor and quality fixtures and fittings. It further boasts sociable open-plan living accommodation, two bathrooms, and two airy double bedrooms, one of which benefits from a Juliet balcony. The city apartment also has an allocated parking space in a secure underground carpark for residents.

Features

- Spacious first-floor apartment
- Presented in move-in condition
- Part of a modern development
- Situated in sought-after Tollcross
- Secure entry and a lift service
- Entrance hall with built-in storage
- Open-plan kitchen/living/dining room
- Two double bedrooms with wardrobes
- En-suite bathroom with overhead shower
- Modern 3pc family shower room
- Large, landscaped communal garden
- Secure underground residents' parking
- Gas central heating and double glazing



"...Presented in move-in condition, open-plan kitchen/living/dining room and two double bedrooms with wardrobes..."



EPC Rating - B

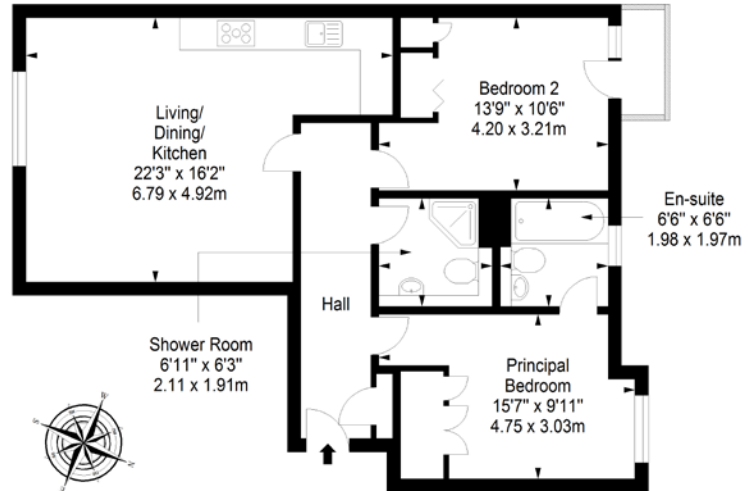
Home Report Value - TBC

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Extras: all fitted floor and window coverings, light fittings, an integrated fridge/freezer and dishwasher, a gas range cooker, and an undercounter washing machine to be included in the sale.

First Floor
Approx. 73.3 sq. metres (789.0 sq. feet)



Total area: approx. 73.3 sq. metres (789.0 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.