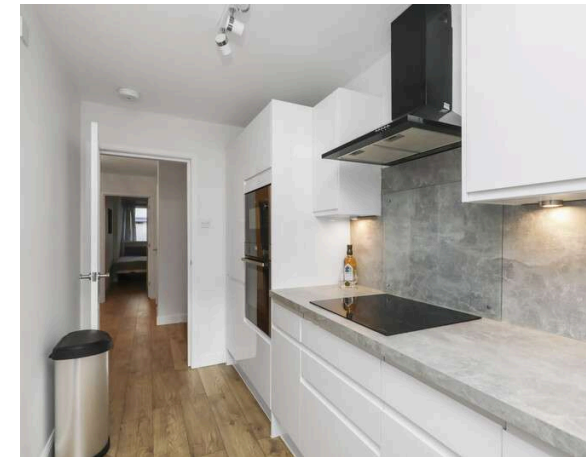




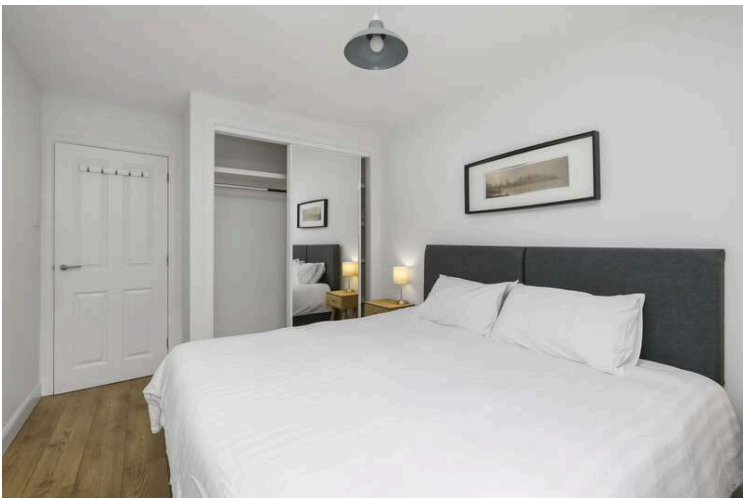
39/1 Lochrin Place, Edinburgh, EH3 9RB

www.mcdougallmcqueen.co.uk



A must on your viewing list this well-proportioned two bedroom ground floor apartment offers bright and spacious accommodation set within a modern development with secure entry and an allocated parking space whilst boasting a perfect location close to the West End and City Centre. The property is ideally located in the Tollcross area of Edinburgh close to an abundance of local amenities. The development is factored by James Gibb covering stair cleaning, lighting, gardening, and buildings insurance. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Bright and spacious living/dining room rear facing over the communal garden area.
- Fully fitted modern kitchen equipped with a range of wall and base units along with integrated appliances.
- Front facing double bedroom with built in wardrobe storage.
- Second double bedroom with built in wardrobes.
- Bathroom comprising WC, wash hand basin, shower cubicle, cupboard with storage housing the tank.
- Electric heating.
- Double glazing throughout.
- Allocated parking space.
- Communal garden areas.



Location

The property is ideally located in the Tollcross area of Edinburgh close to many local amenities. Lying less than a mile from the City Centre whilst being a short walk away from the leafy Meadows and Bruntsfield Links. There are many bars, restaurants, bistros and cafes as well as independent shops all within walking distance. The Fountain Park Leisure Complex is nearby providing a multiscreen cinema, fitness centre and restaurants. There is easy access into the city centre by bus or on foot with excellent transport links, ideal for the city professional. The Union Canal with its walkway and canal side bars and coffee shops is located at the end of the road.

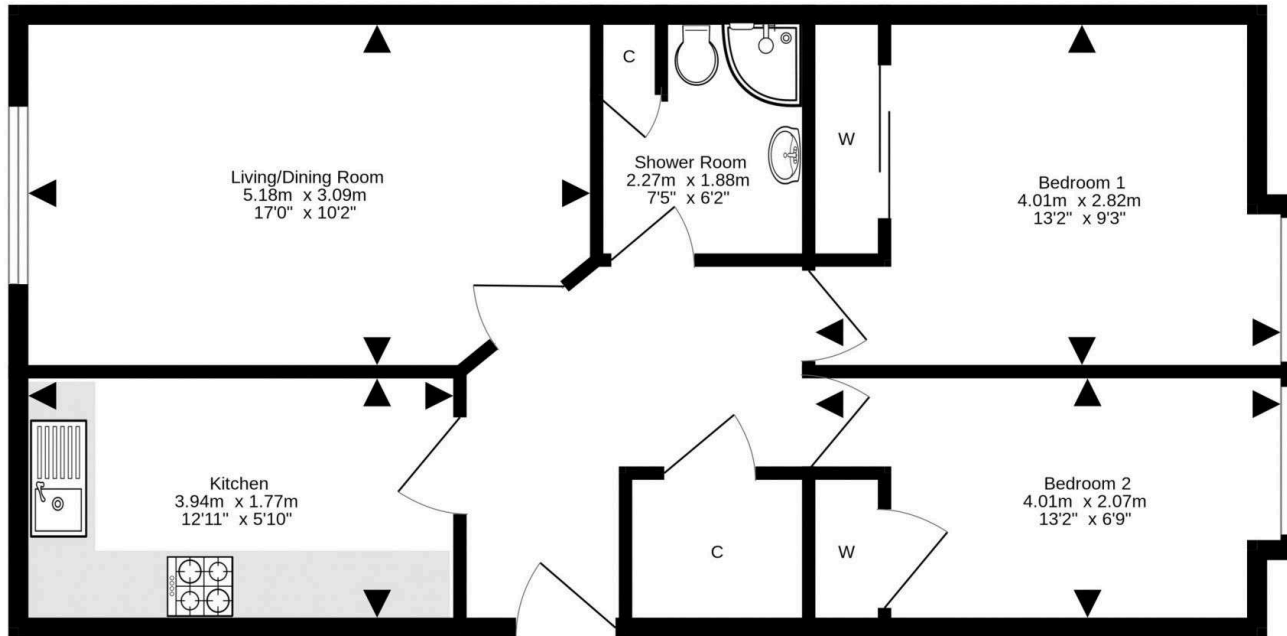
Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings and all window and floor coverings. Items of furniture are available by separate negotiation.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

