



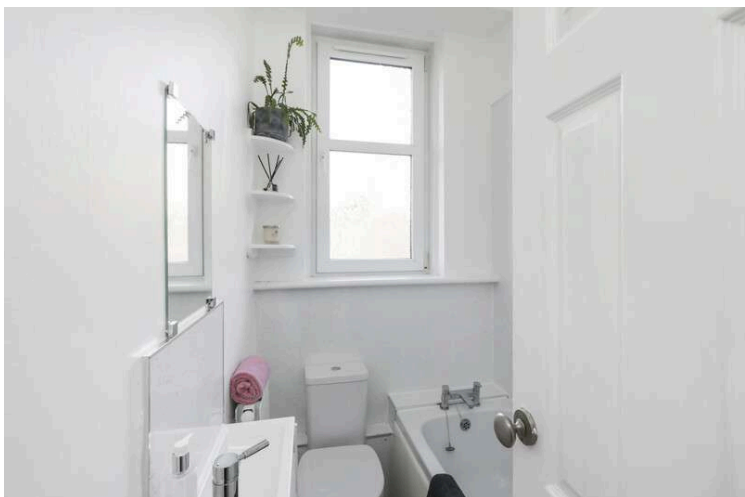
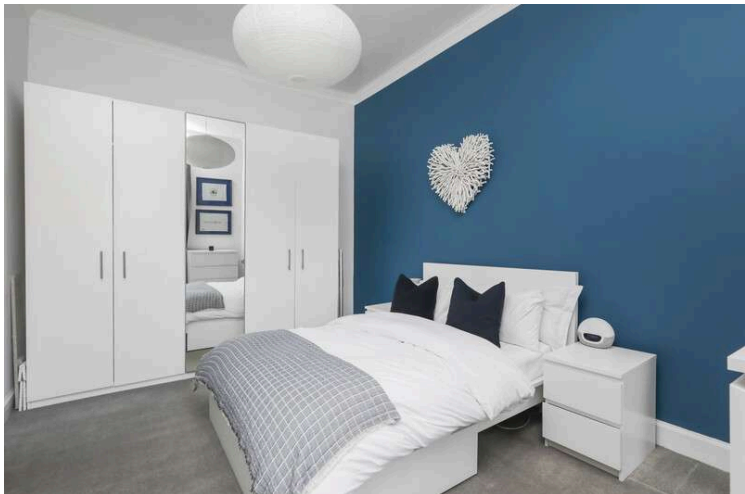
16/13 Lochrin Place, Edinburgh, EH3 9QS

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Enjoying a prime location between the Union Canal and The Meadows, within easy walking distance of Princes Street, this charming one-bedroom top floor, rear facing flat in sought after Tollcross forms part of a traditional tenement building with an attractive stone-built façade. It boasts spacious proportions and well-presented interiors, forming an ideal residence for city professionals, first-time buyers, and buy-to-let investors thanks to its central position in the city centre. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway.
- Bright and spacious living room complemented by twin windows and under window storage.
- Kitchen equipped with a range of wall and base units along with integrated appliances.
- Generously proportioned double bedroom.
- Modern bathroom comprising WC, wash hand basin and bath with shower over.
- Electric heating.
- Double glazing throughout,
- Communal rear garden.
- Permit and metered parking.



## Location

Tollcross is renowned as Edinburgh's cultural and international hub, the area of Tollcross boasts a vibrant atmosphere. Its fantastic situation means residents are never more than a few minutes' walk from city attractions, from Princes and George Street for shopping, to Lothian Road for live music, film and theatre, and to the fun exploration of the narrow closes and winding streets of the historic Old Town. The immediate area offers a wealth of fine boutiques and independent shops, coffee houses, and delis, as well as being known for some of Edinburgh's most diverse restaurants offering international cuisine. There's also a buzzing social scene, with no shortage of venues for every taste from traditional pubs and ale rooms to trendy clubs and cocktail bars. Situated at the heart of the capital, Tollcross also provides easy access to some of Edinburgh's most beloved public green spaces, including The Meadows. Popular with city professionals, Tollcross lies between Haymarket and Waverley stations. The new tramline also passes through the West End along Shandwick Place, allowing quick and easy travel throughout the city all the way to Edinburgh International Airport

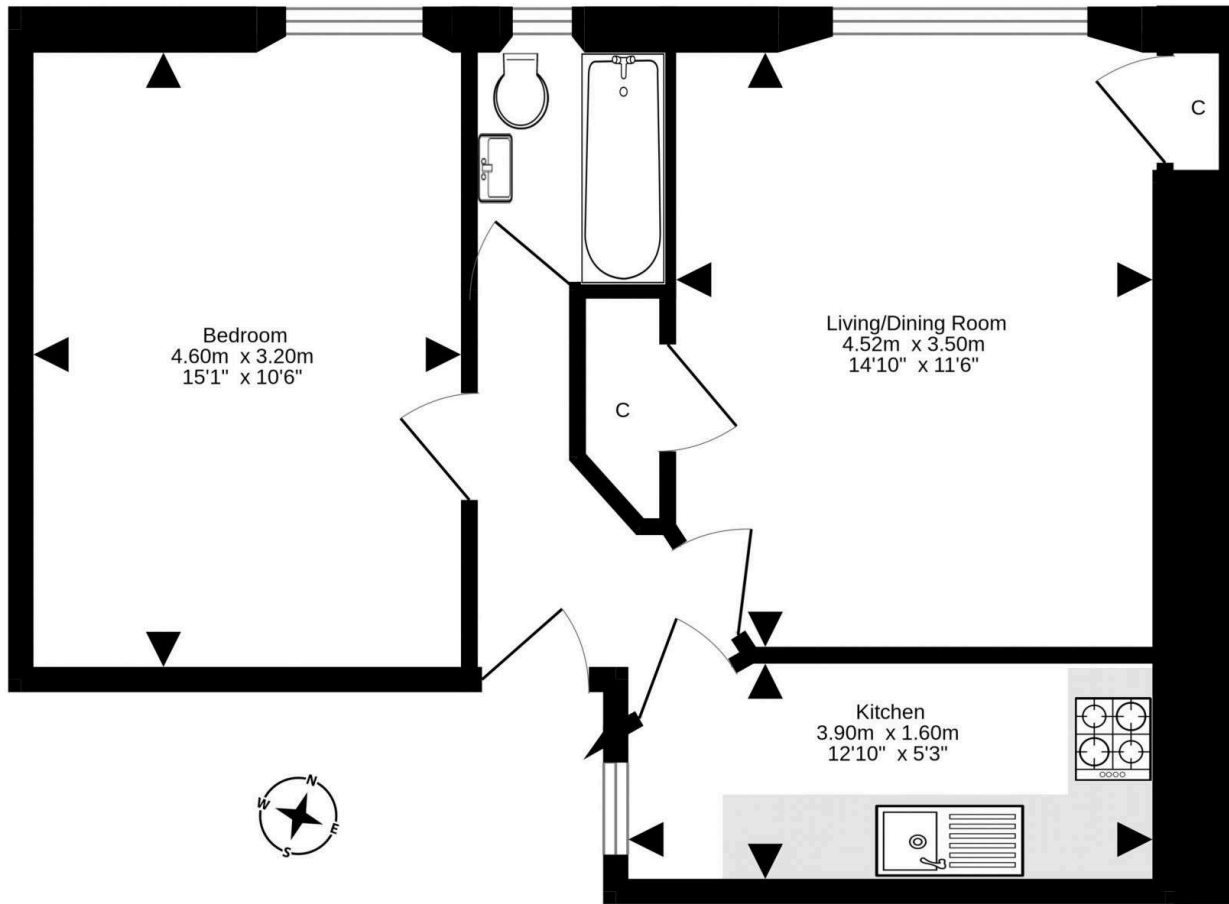
## Extras

The integrated kitchen appliances, washing machine, curtains and fitted floor coverings are included in the sale.

## Price & Viewing

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

EPC Band - E



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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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.

