



1 Flat 8, Lochrin Place, Edinburgh, EH3 9QX

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A must on your viewing list this beautiful third floor two bedroom flat offers bright and spacious accommodation boasting the most wonderful uninterrupted views of Edinburgh Castle. The property forms part of a traditional tenement building with secure entry system. Ideally located in the popular Tollcross area of Edinburgh close to an abundance of local amenities whilst being a short distance to Edinburgh's West End. Presented to the market in excellent order throughout, we would recommend an early viewing

- Welcoming reception hallway with a ceiling pulley.
- Bright and spacious living room with a bay window with views of Edinburgh Castle, feature fireplace with gas fire inset, shelved press.
- Stunning dining kitchen with a range of wall and base units along with integrated appliances and a useful pantry cupboard.
- Spacious double bedroom front facing.
- Further double bedroom with a shelved press and twin windows.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Sash and case windows.
- Permit and metered parking.
- Roof terrace with drying area accessed from the first floor.



Location

Conveniently located in the sought after Tollcross area of Edinburgh which lies a short distance south of the City Centre. The property is well positioned to take advantage of a superb range of shopping outlets, all within walking distance, supported by the usual banks, building societies and postal services. Leisure wise the choice is first class and includes a number of bars, restaurants, theatres and cinemas, with the impressive Fountain Park leisure and recreational complex just a short stroll away. The Meadows and Bruntsfield Links is a short walk. Schooling is well represented from nursery to senior level, with a number of University Buildings on hand for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

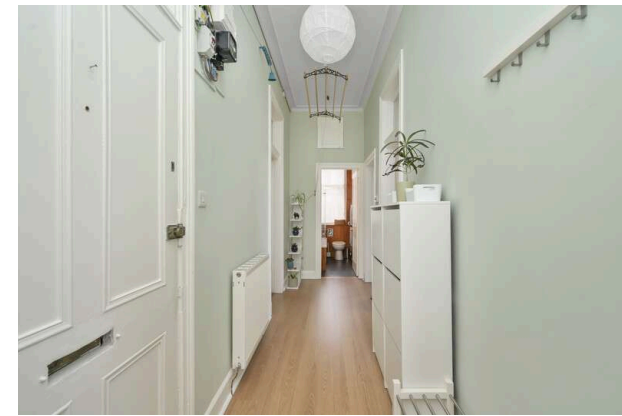
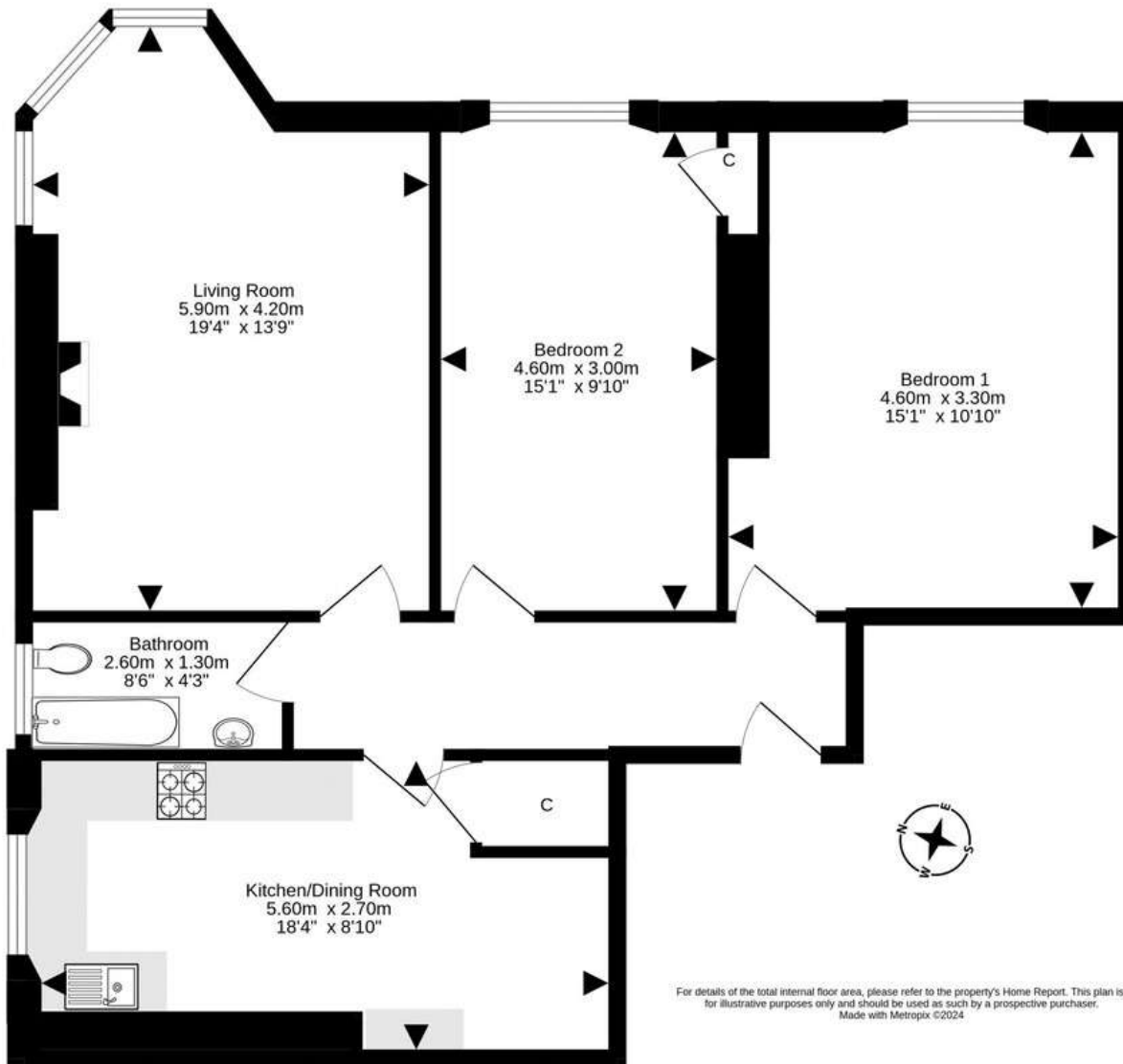
Extras

The integrated kitchen appliances, curtains (with the exception of those in the spare bedroom), blinds, wardrobes and fitted floor coverings are included.

Price & Viewing

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

EPC Band - C



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