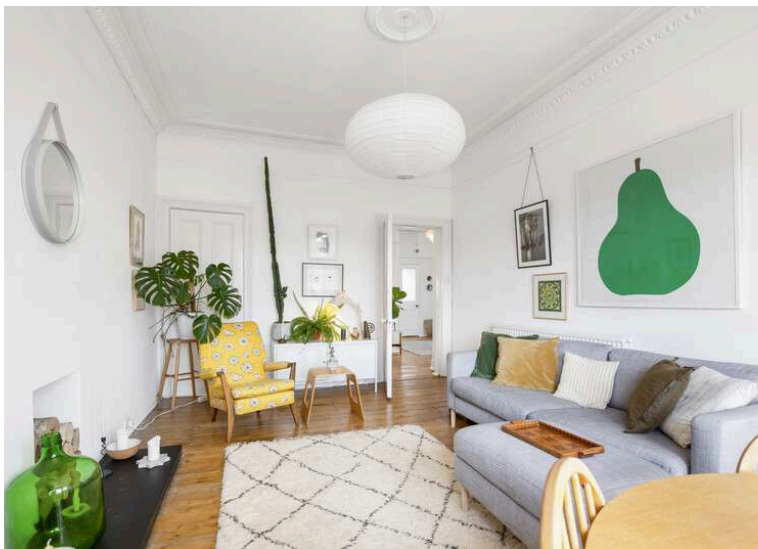




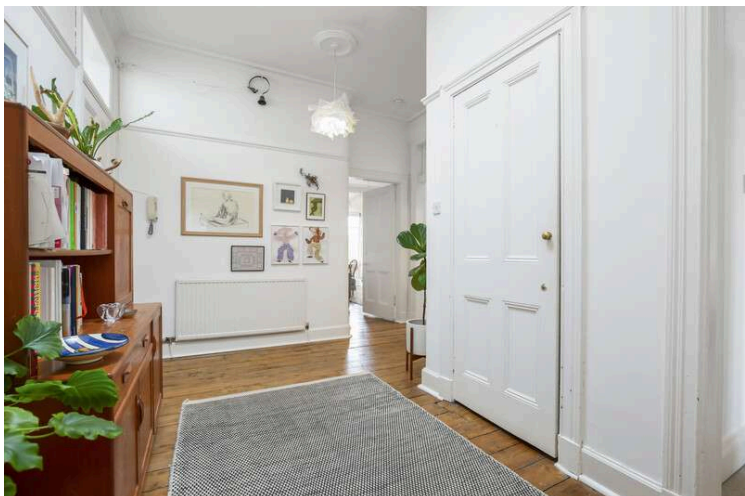
Flat 10, 56, Lochrin Buildings, Edinburgh, EH3 9ND

www.mcdougallmcqueen.co.uk



A must on your viewing list this fabulous bright and spacious two bedroom top floor flat offers well-proportioned accommodation with stunning views of Edinburgh Castle. The property forms part of a traditional tenement building with secure entry system, ideally located in the vibrant Tollcross area of Edinburgh, close to an abundance of local amenities and quick transport links to and from the city centre. Presented to the market in good order throughout, we would recommend an early viewing.

- Welcoming reception hallway with a walk in utility cupboard.
- Box room or home office.
- Living/dining room set to the front of the property with a bay window offering lots of natural light.
- Modern kitchen equipped with a range of wall and base units along with integrated appliances.
- Large rear facing double bedroom with a walk in storage cupboard and an open shelved press.
- Rear facing further double bedroom offering ample space for free standing furniture.
- Bathroom comprising WC, wash hand basin and roll top bath with shower over.
- Gas central heating.
- Sash and case windows.
- Permit and metered parking.



Location

Located less than a mile south of Princes Street and the city's fashionable West End, Tollcross could hardly be more convenient or central. The area plays host to numerous restaurants and bars, as well as the Odeon Cinema, The Usher Hall, The Traverse, Lyceum and King's Theatres. There is a Sainsbury Local and a Tesco Metro just minutes from the flat and an eclectic mix of small speciality shops. The Union Canal is also nearby and offers lovely peaceful walks, a cycle path and boating opportunities. The Fountain Park Leisure Complex boasts a health club, a multi-screen cinema, a casino and a number of popular eateries. Napier and Edinburgh Universities, Edinburgh Art College and Edinburgh College are all within easy reach. For those who require to travel out of the city, Haymarket Rail Station is within a short walk and there is a tram stop at the West End linking directly with Edinburgh International Airport.

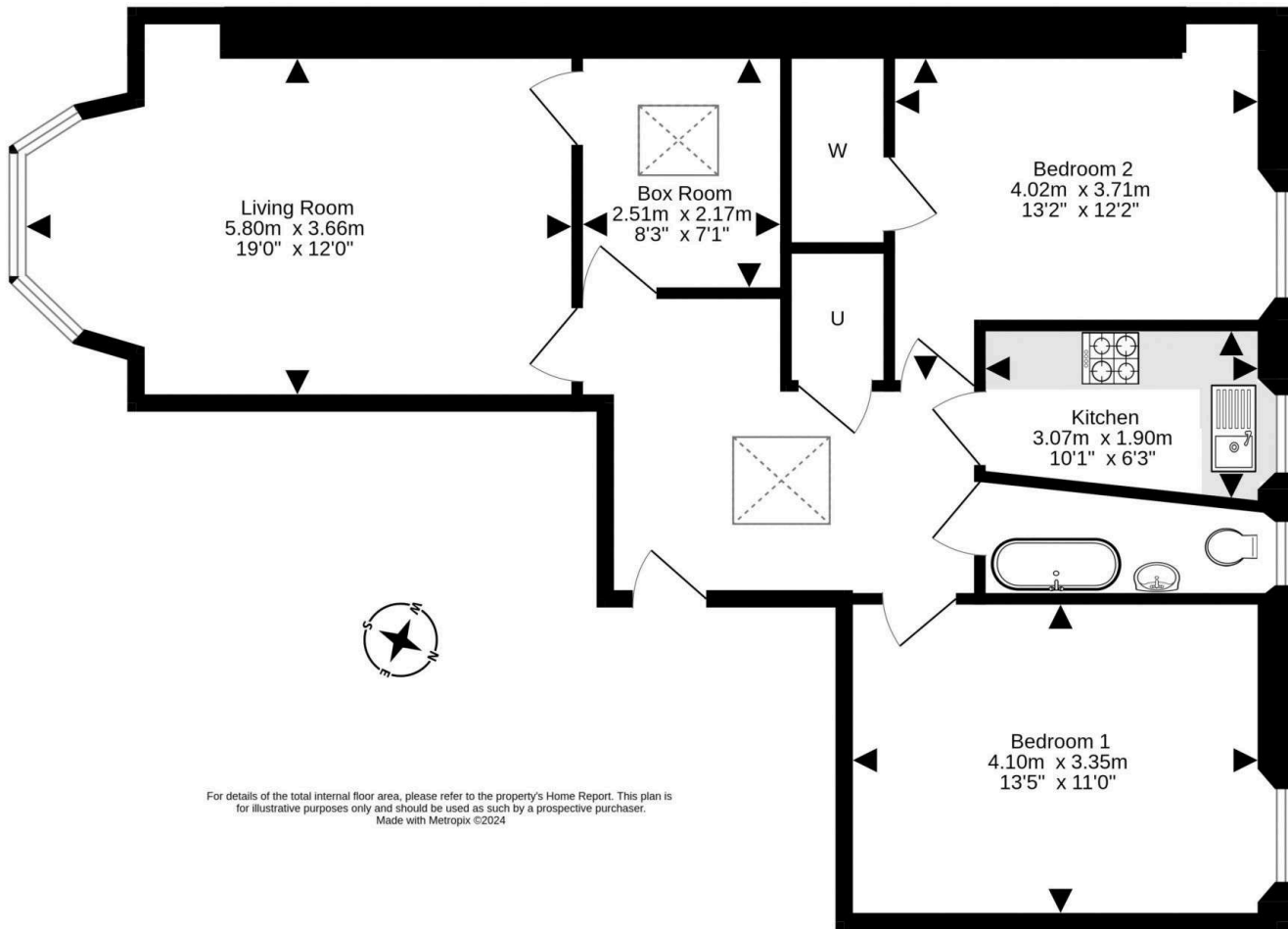
Extras

Included in the sale are the integrated kitchen appliances, blinds in the living room, fixtures & fittings and floor coverings.

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.

