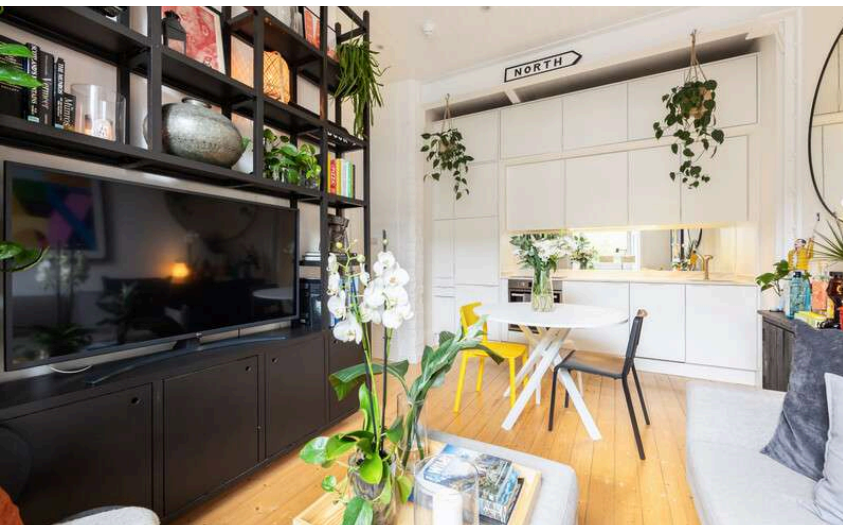


COULTERS[©]

34/2 HOME STREET

TOLLCROSS, EDINBURGH, EH3 9LZ

 2 BED  1 BATH  1 PUBLIC









TAKE A LOOK INSIDE

Set in the central location of Tollcross, this two-bedroom flat has been the subject of a full renovation, carried out to an exceptional standard. It features immaculate neutral interiors with retained period features that seamlessly combine with high specification modern upgrades.

The accommodation, which is on the first floor of a traditional tenement building comprises of; a welcoming entrance hall with storage cupboard, open plan kitchen/dining/sitting room with stylish fitted units, marble countertops and integrated appliances, two generously proportioned double bedrooms and a beautifully finished shower room featuring marble tiling, luxurious walk-in shower, and smart concealed shelving behind built-in mirrors.

The property is fitted with gas central heating and double glazed sash and case windows.

KEY FEATURES

-  First floor city centre tenement flat.
-  Recently renovated to an exceptional standard.
-  Close to the Meadows and Bruntsfield Links.
-  Well-maintained shared rear garden.
-  On-street resident's permit holder & metered parking.
-  Close to city centre and universities.



A secure entry system provides access to the building.

To the rear of the property is a well-maintained shared garden. On-Street parking is available by way of a residents permit parking.

EXTRAS

All blinds, light fittings, fitted flooring, integrated kitchen appliances, TV shelving unit and hallway console table are included in the sale price. Other items may be available subject to separate negotiation.





THE LOCAL AREA

Tollcross is a vibrant, central district of Edinburgh, situated at the south end of Lothian Road. This cosmopolitan area is close to an excellent selection of independent shops, supermarkets, cafés, bars and eateries, as well as an arts cinema and theatre. Just a short stroll away is Edinburgh's historic Old Town, whilst further local cultural and recreational venues are located along Lothian Road including the Usher Hall and Filmhouse.

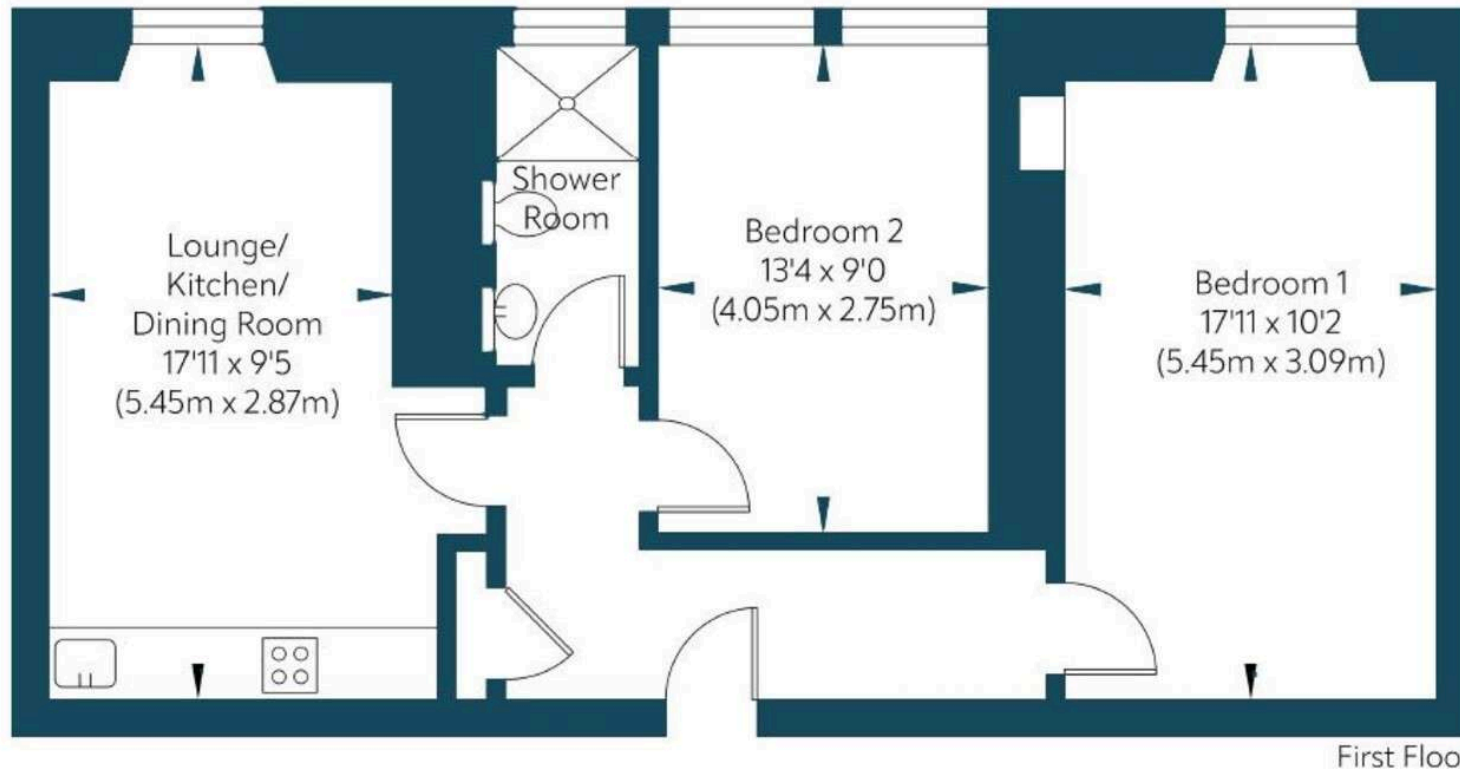
Outdoor recreation is well-catered for with tennis courts, running clubs and pitch and putt available on the Meadows and Bruntsfield Links. Nearby Fountainbridge provides access to scenic walks along the Union Canal and is also home to Fountain Park which boasts a large Nuffield Health Gym and entertainment hub. Higher education institutions situated close-by include Edinburgh College of Art, Edinburgh University's main campus and Napier's Merchiston campus. In addition to fantastic bus links, Tollcross is well-placed for straight forward access to the City Bypass and, also, lies within easy reach of Haymarket train station providing services across Scotland and the UK.







Approx. Gross Internal Floor Area 57.4 Sq M / 618 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.