



Solicitors & Estate Agents










Offers Over  
**£245,000**

## 6 (2F1) Glen Street

Tollcross | Edinburgh | EH3 9JF

A fantastic opportunity has arisen to purchase this impressive, truly stunning second floor flat forming part of a handsome traditional tenement, situated in a quiet cul-de-sac within the heart of Tollcross, close to excellent amenities, transport links and the city centre. The property would undoubtedly appeal to first time buyers, professionals and buy to let investors. Early viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - C



## Description

In brief the accommodation comprises; secure entry system, welcoming hallway with useful storage, light and airy twin windowed reception room with feature fire place and beautiful corning, modern internal kitchen with a range of base and wall mounted units, spacious principal bedroom with fitted wardrobes, good sized second double bedrooms and contemporary shower room. Further benefits include double glazing and electric heating.



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven and washing machine.

## Gardens & Parking

There is a communal garden to the rear of the building and residents' zoned parking permits are available from the City of Edinburgh Council for on street parking.

## Viewing

By appointment through Neilsons 0131 625 2222.





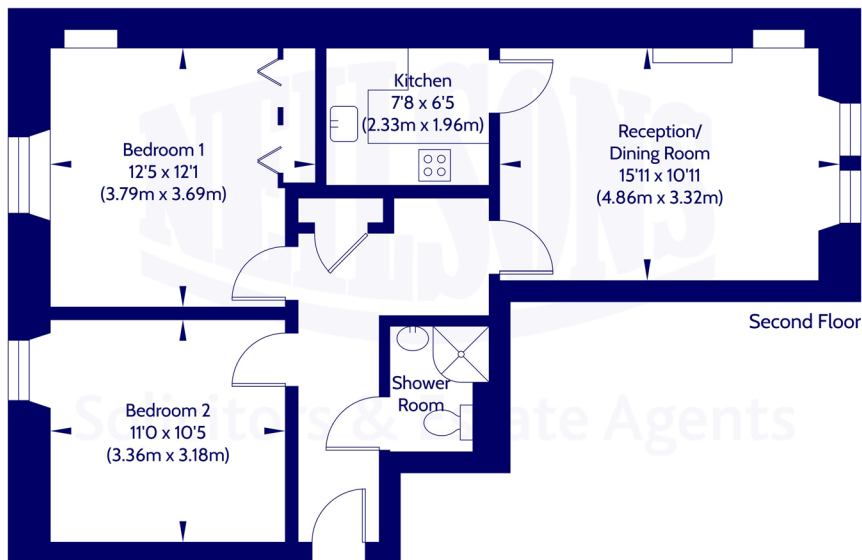
## Location

The city centre district of Tollcross provides a gateway between the hustle and bustle of the city and the calming wide green spaces of The Meadows and Bruntsfield Links, with Princes Street and the West End and the University all within easy walking distance. A wealth of local shops and services can be found close at hand to provide for day to day needs along with an excellent selection of cafes, bars and restaurants, along with a choice of theatres and cinemas. The neighbouring district of Bruntsfield provides further highly regarded boutiques, cafes and restaurants. Regular bus services provide swift access in and around the city and a wide network of cycle and walking routes are also available.





Approx. Gross Internal Floor Area 59.12 Sq M / 636 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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