










Offers Over
£305,000

13/3 Valleyfield Street

Lauriston | Edinburgh | EH3 9LP

Well presented first floor apartment with sunny private terrace, forming part of a select modern development, situated in a sought-after central location, close to the central universities, The Meadows and Bruntsfield Links.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Allocated Parking
-  Lift
-  EPC Rating – C
-  Council Tax Band - E



Description

The hallway welcomes you into the home, featuring a convenient storage cupboard that houses the meter and provides ample space for organizing coats, shoes, and other essentials. The expansive lounge, kitchen, and dining area is a standout feature of the home, offering a fully fitted kitchen with integrated gas hob, oven, and hood, along with a fridge freezer, dishwasher, and washing machine. The kitchen area is partially tiled and enhanced by under-unit lighting, making it both functional and stylish. This open-plan space also includes distinct dining and lounge areas, perfect for entertaining or relaxing. From here, you have access to a private terrace and garden area, ideal for outdoor dining and leisure. An additional storage cupboard adds to the room's practicality. Bedroom 1 is a spacious double room featuring internal sliding mirrored wardrobes for ample storage and a separate cupboard housing the boiler. The attached en suite is elegantly designed with partial tiling and includes a single shower, providing a private and convenient bathing option. Bedroom 2, also a double room, offers built-in sliding mirrored doors, providing both style and storage solutions. The bathroom is partially tiled, creating a clean and modern look, and includes a shower over the bath. This thoughtful layout ensures that every space is utilized efficiently, enhancing the home's overall functionality and aesthetic appeal.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. All items of furniture will be included as part of the sale.

Parking

The property benefits from an allocated parking spot in a secure residents only car park.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

Tollcross is a vibrant area with excellent amenities, conveniently bordering Bruntsfield, Quatermile, and the Old Town. It offers easy access to the main retail and commercial hubs of the West End, George Street, Princes Street, and St James Quarter, all reachable on foot or by bus. The neighborhood boasts a superb range of local shops and amenities. Nearby, the green open spaces of Bruntsfield Links, The Meadows, and the Union Canal walkway and cycle path provide perfect settings for joggers, cyclists, and dog walkers. The area is well-served by excellent bus services to and from the city center and beyond. Additionally, both Waverley and Haymarket rail stations, as well as the tram at Haymarket, are within walking distance.





Approx. Gross Internal Floor Area 75.03 Sq M / 808 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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