









Offers Over
£175,000

18/6 (1F2) Lochrin Place

Tollcross | Edinburgh | EH3 9QS

A fantastic opportunity has arisen to purchase this impressive, first floor flat forming part of a handsome traditional tenement in the heart of the high amenity district of Tollcross, within walking distance of the city centre and Edinburgh's prestigious West End. The property would undoubtedly appeal to first time buyers and investors.

-  1 Bedroom
-  1 Public Room
- 1 Box Room
-  1 Bathroom
-  Zoned Parking
-  EPC Rating – D
-  Council Tax Band - B



Description

The accommodation in brief comprises; secure entry system, welcoming hallway, light and airy reception room with electric fireplace, open plan fitted kitchen, spacious double bedroom, useful box room creating the perfect home office, and shower room. Further benefits include double glazing and electric heating.



Extras

All fitted floor coverings will be included in the sale together with the cooker, washing machine and fridge/freezer.

Parking

There is ample permit/meter parking to the front and within the surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.



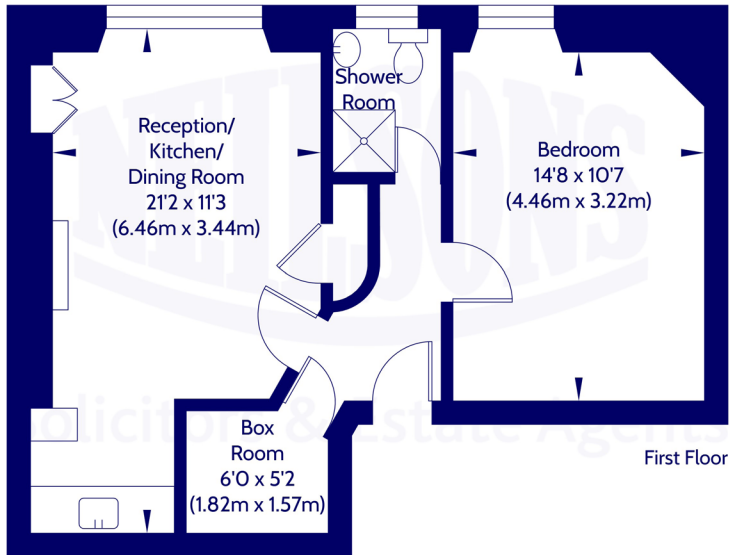


Location

Tollcross is an ideal central location within easy walking distance of the City's West End and Princes Street while well placed for excellent local amenities including shopping and banking/post office services. The property is also convenient for University of Edinburgh, Edinburgh Napier University and Edinburgh College of Art. Recreational facilities nearby include the open spaces of The Meadows and Bruntsfield Links, The Kings Theatre, Odeon Cinema and a wide selection of excellent restaurants and bars. A frequent public transport service operates nearby to many parts of the City.



Approx. Gross Internal Floor Area 45.28 Sq M / 487 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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