



RALPH SAYER
SOLICITORS & ESTATE AGENTS

2/9 Lower Gilmore Bank

Tollcross, Edinburgh, EH3 9QP

Set on the first floor of an ultra-modern, factored development in Tollcross, this two-bedroom apartment is sure to appeal to a wide demographic. The home boasts a contemporary open-plan kitchen living and dining area benefiting from a west-facing Juliette balcony, two sunny double bedrooms with built-in wardrobes, plus the principal bedroom enjoying an en-suite shower, as well as a versatile study area, a laundry room and, completing the accommodation, a spacious family bathroom. Externally, the flat benefits from close proximity to excellent amenities such as shops with a Tesco Express and a Scotmid Co-Op only a short walk away, cafés and restaurants, fitness and leisure facilities, plus transport links across the city. Excellent schooling is available within close proximity, as well, including Tollcross Primary School and Boroughmuir High School, with Edinburgh College of Art and George Square campuses within walking distance.

Factor: The development is factored by Myreside Property Management with an approximate cost of £158/ per quarter. The factor fee includes the cleaning, lighting and maintenance for all communal areas, as well as the block buildings insurance.

Extras: All fitted floor and window coverings, light fittings, and integrated kitchen appliances are included in the sale. Please note, all furniture can be included in the sale price.

Property Summary

- Attractive first-floor apartment
- Located along the Union Canal
- Walking distance from The Meadows
- Neutral interiors throughout
- Bright entrance hall with study area and storage
- Living/dining/kitchen with Juliette balcony
- South-facing dual-aspect principal bedroom with en-suite and wardrobe
- Second double bedroom with wardrobe
- Family bathroom with shower over bath
- Communal rear garden
- Private allocated parking
- GCH and double glazing
- EPC Rating - B | Council Tax Band - E
- Home Report Value - £390,000







Established residential setting within easy reach of central Edinburgh







Enjoys neutral interiors
with two bedrooms,
open-plan living areas, and
a study area





Let us help you find your next
dream property!



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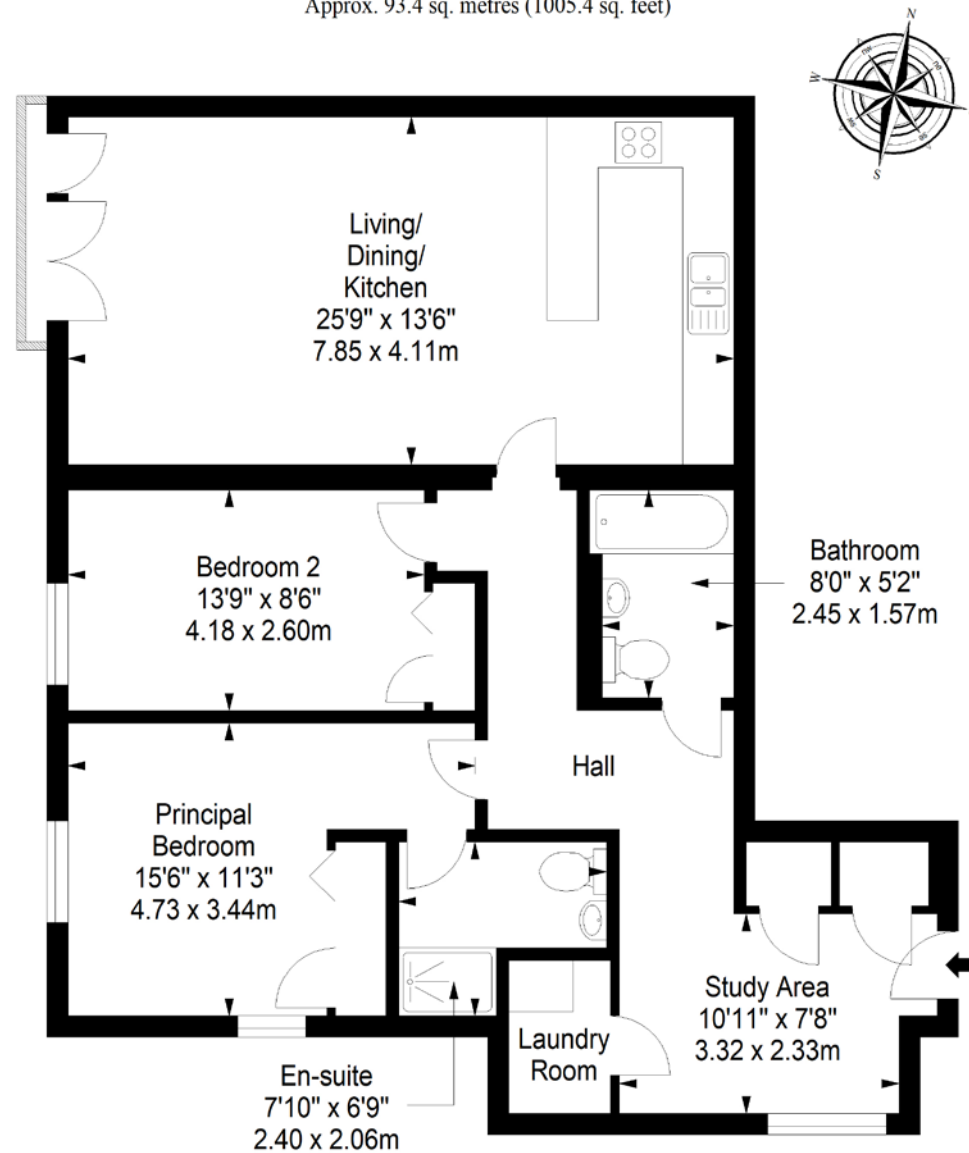
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor
Approx. 93.4 sq. metres (1005.4 sq. feet)



Total area: approx. 93.4 sq. metres (1005.4 sq. feet)