









Offers Over
£350,000

114 (1F2) Lothian Road

Tollcross | Edinburgh | EH3 9BE

A fantastic opportunity has arisen to purchase this impressive, truly stunning first floor flat, conveniently located in the high amenity area of Tollcross. The property would undoubtedly appeal to first-time buyers, professionals or investors.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  EPC Rating – C
-  Council Tax Band - D



Description

The accommodation which is presented to the market in move in condition, in brief comprises; welcoming hallway with useful storage cupboards and access hatch to partially floored attic, light and airy bay windowed reception/ dining room, utility room off it, modern fitted kitchen with appliances, two well proportioned double bedrooms, good sized third bedroom with mezzanine bed and fitted wardrobes, and modern shower room. Further benefits include gas central heating and good storage space.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated dishwasher and fridge/freezer.

Parking

There is meter/permit parking within the surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

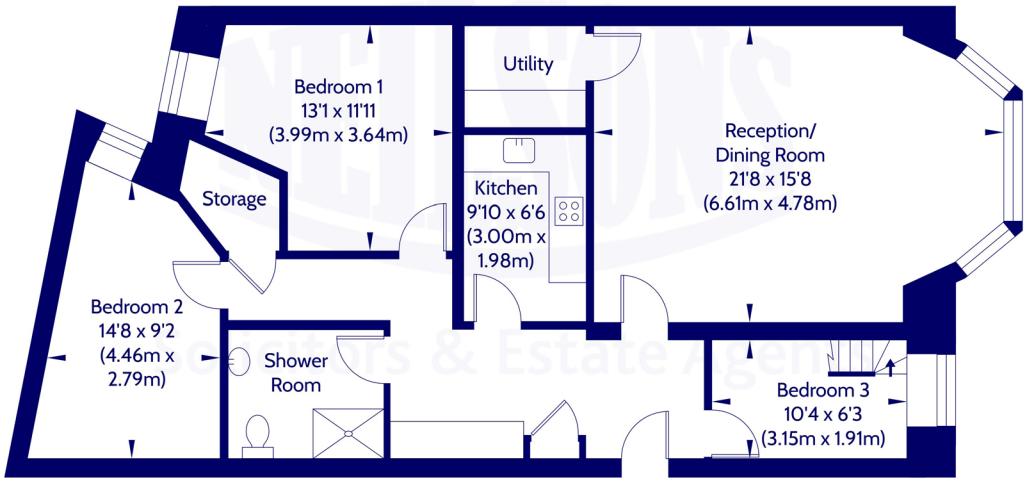
The property is situated within the sought after district of Tollcross, lying approximately one mile to the South of the City Centre. The property is ideally located to make the most of City Centre living whilst benefitting from the close proximity of the open spaces of The Meadows and Bruntsfield Links. The immediate locale provides an excellent range of amenities, from a selection of cinemas, theatres and gyms, restaurants, bars, coffee shops, takeaways and convenience stores, to historical places of interest and culture. Both Edinburgh and Napier Universities and Edinburgh Art College and Reid School of Music are within close proximity. There is an efficient bus service running throughout the city & surrounding areas, and road links are very accessible out to the city bypass and main motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport, and the Forth Road Bridge/Queensferry Crossing.





Approx. Gross Internal Floor Area 95.93 Sq M / 1033 Sq Ft.

First Floor



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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