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Offers Over

**£350,000**

# 17/12 West Tollcross

Tollcross | Edinburgh | EH3 9QN

A fantastic opportunity has arisen to purchase this immaculate, truly stunning fourth floor apartment with balcony and secure parking. Pleasantly situated within a modern development, in the heart Tollcross, the property is within walking distance to the City Centre and excellent local amenities. Presented to the market in true move-in condition, an ideal purchase for professionals and internal viewing is recommended to be fully appreciated.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
- Balcony
-  Underground secure parking
-  EPC Rating – B
-  Council Tax Band - D



## Description

The accommodation in brief comprises; secure entry system, lift/stair access, welcoming entrance hallway with useful built-in storage cupboards, fantastic generously proportioned lounge/dining with access to the balcony providing lovely open views, open plan to modern fitted kitchen, light and airy principal bedroom with fitted wardrobes and en-suite bathroom with white three-piece suite and shower over bath, second well proportioned bedroom with fitted wardrobes and contemporary shower room. Further benefits include gas central heating and double glazing.



## Extras

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

## Parking and Factors

There is an allocated parking space within the secure underground car park. A factoring fee is made payable to Charles White for the upkeep of the communal areas and is approximately £150 per month, this includes buildings insurance.

## Viewing

Open viewing 19th and 27th October between 10am – 12pm or by appointment through Neilsons 0131 625 2222.

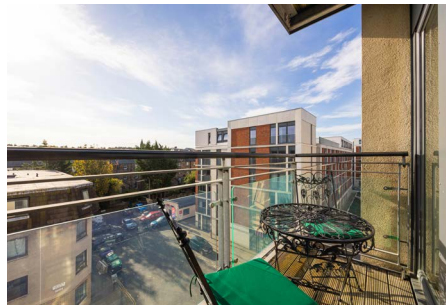






## Location

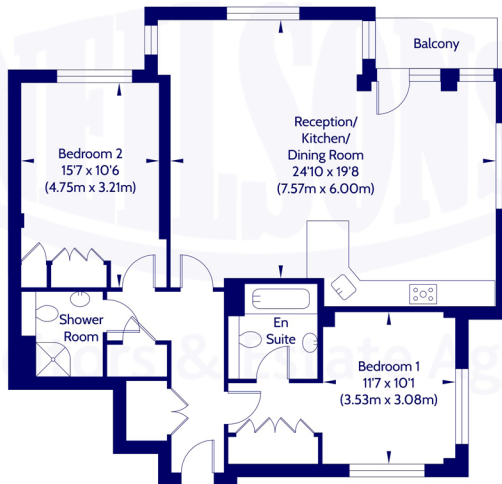
The property is situated within the sought after district of Tollcross, lying approximately one mile to the South of the City Centre. The property is ideally located to make the most of City Centre living whilst benefitting from the close proximity of the open spaces of The Meadows and Bruntsfield Links. 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 96.03 Sq M / 1034 Sq Ft.

#### Fourth 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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