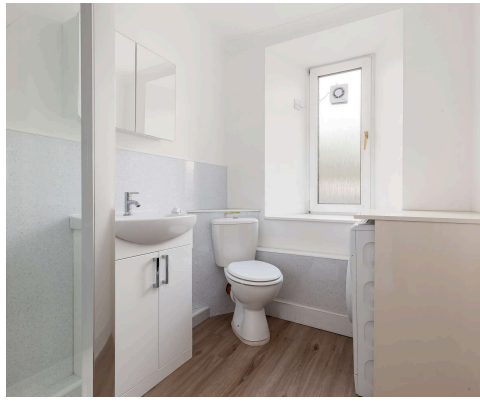


TOLLCROSS
21 1F LEVEN STREET
EH3 9LH



EPC RATING: D

OFFERS OVER £230,000



FULLY UPDATED TWO BED FIRST FLOOR FLAT IN CENTRAL TOLLCROSS - IN EXCELLENT SCHOOL CATCHMENT

Situated an easy walk from the city centre, this charming flat would make an ideal home for first time buyers, professionals, students, investors or a young family, being in the catchment for the highly regarded Bruntsfield Primary & Boroughmuir High School. Located in a period building but having an updated kitchen & bathroom, two bedrooms & designer radiators, this superb flat mixes the old with the new and is ready to move into. With a wealth of amenities on your doorstep and excellent transport links into and out of town, this is a great property.

VIEWING

Sun 2-4pm or pls call 0131 4466850

PROPERTY DESCRIPTION

- Hallway leading to all the rooms
- Living/dining room with stunning original fireplace, Edinburgh press shelving & bracket for wall mounted TV, open plan to the
- Kitchen area with good range of white high gloss units & appliances, wooden worksurfaces & copper splashbacks
- Spacious double bedroom quietly located to the rear with fitted cupboard
- Second single bedroom or study
- Modern shower room with shower cubicle, vanity sink unit, wc & cupboard for washing machine
- Secure storage understairs for bikes etc
- Gas central heating & double glazed windows
- New flooring and redecoration
- Residents' permit parking

AREA

Located on the south side of the city just a short walk from the West End and Princes Street, Leven Street is walking distance from the many amenities of neighbouring Tollcross, Bruntsfield, Marchmont & Newington with their wonderful selection of independent shops, supermarkets, cafes, restaurants and bars. A great range of theatres, cinemas, galleries and museums are also within walking distance, as are the wide open spaces of The Meadows and Bruntsfield Links, The Meadows Tennis Club, Warrender Swimming Baths & Gym, a Pure Gym at Quartermile and the Royal Commonwealth Pool at Newington. The flat is in the catchment for the well regarded Bruntsfield and St Peter's RC Primary Schools and Boroughmuir & St Thomas of Aquinas High Schools and is in a prime location for students at Edinburgh or Napier universities. There are excellent bus services

and easy access to the motorway network.

EXTRAS

The blinds/curtains, light fittings, electric hob, oven, cooker hood, microwave, undercounter fridge & washing machine are included in the sale. The furniture can be included in the sale.

HOME REPORT VALUATION

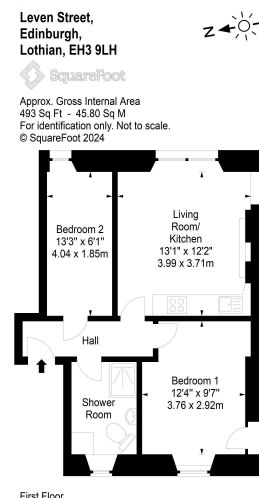
£245,000

Living/dining/kitchen	13'1 x 12'2 (3.99 x 3.71m)
Bedroom 1	12'4 x 9'7 (3.76 x 2.92m)
Bedroom 2	13'3 x 6'1 (4.04 x 1.85m)

Contact:

205 Morningside Road Edinburgh EH10 4QP
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 F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.



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