










Offers Over

£190,000

12/2 Glen Street

Tollcross | Edinburgh | EH3 9JF

This is a fantastic opportunity to purchase a spacious first-floor flat in a charming traditional tenement, nestled in a quiet cul-de-sac in the heart of Tollcross. Ideally located within close proximity of local primary and secondary schools, excellent amenities, transport links, and the city centre, this property is perfect for first-time buyers, professionals, or buy-to-let investors.

-  2 Bedrooms
-  1 Public Room
-  1 Shower Room and Separate WC
-  On Street Parking
-  Communal Rear Gardens
-  EPC Rating – D
-  Council Tax Band – C



Description

The property opens to a welcoming T-shaped hallway that provides access to all rooms, creating an inviting flow throughout the home. The open-plan living area offers a street-facing reception space, seamlessly connected to a fitted kitchen featuring classic-style wall and base units and ample room for freestanding appliances. The principal bedroom is generously sized, with soft carpet underfoot, charming wooden shutters on the windows, and a large walk-in wardrobe that could easily serve as a study or home office. The secondary bedroom is a cozy yet well-proportioned double, also with functional wooden shutters, adding character and privacy. The fully tiled shower room has a large walk in shower cubicle with Mira instant electric shower, a sleek hand basin, and underfloor heating for added comfort. A separate WC is conveniently located off the hallway, enhancing the practical layout of this appealing property.



Extras

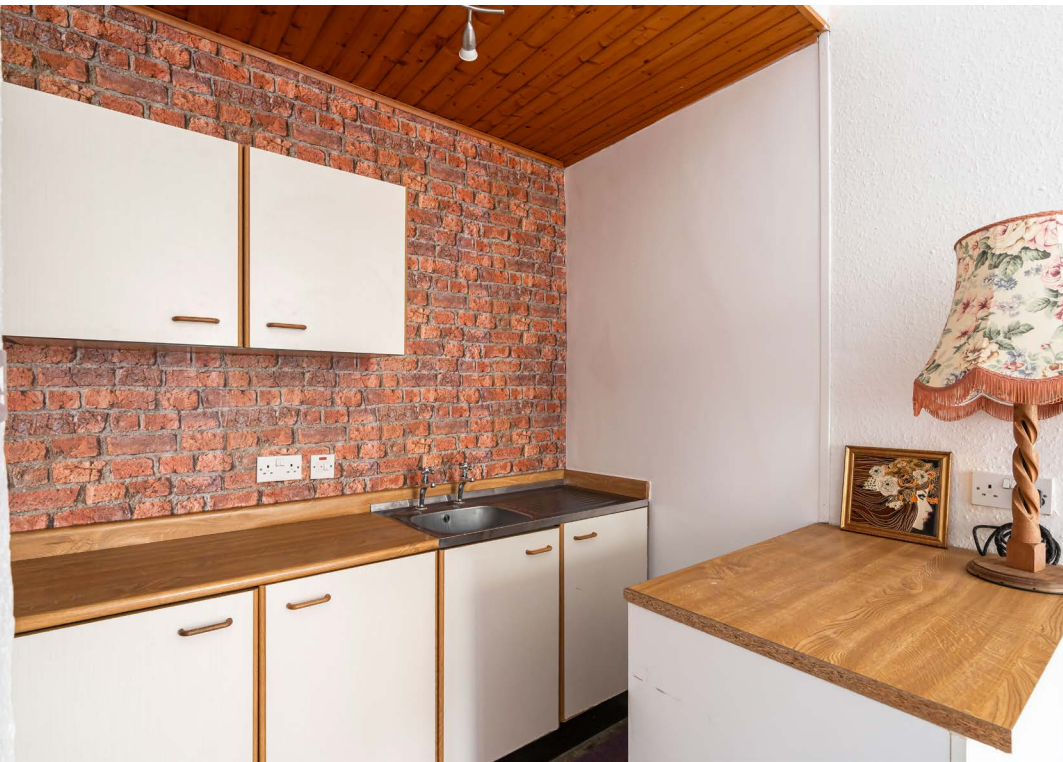
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

On-street parking is available for residents and visitors, with both permit and meter options to accommodate various needs and make parking convenient and accessible. The property also enjoys access to well-maintained communal garden grounds to the rear, providing a quiet green space ideal for relaxing outdoors, gardening, or socialising with neighbours. These shared gardens enhance the property's appeal, offering a pleasant retreat within the urban setting.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

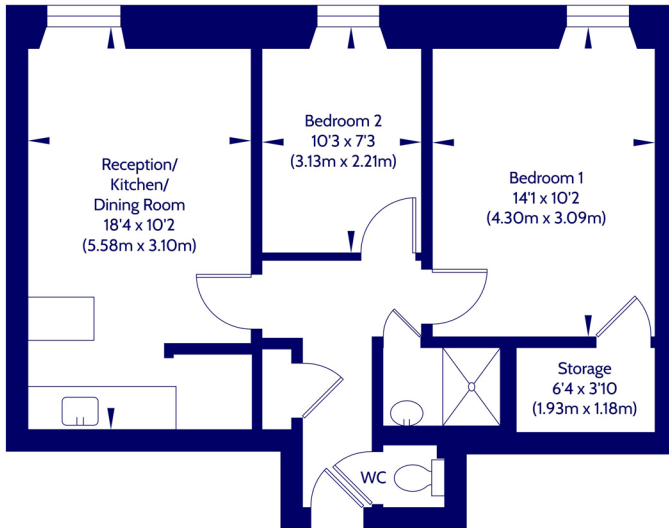
Tollcross forms part of the vibrant Lauriston district of Edinburgh, close to the delightful open space of the Meadows and Bruntsfield Links. Both the University of Edinburgh and Edinburgh College of Art are within walking distance and the city centre is also easily accessible. Excellent public transport provide quick and easy access to many parts of the city and the property is within easy reach of Haymarket Train Station linking the North and South. There is a great selection of cinemas, theatres and other venues on the doorstep with the nearby Edinburgh Quay and the Grassmarket providing a range of cosmopolitan bars, restaurants and bistros. This is a vibrant area, full of character and perfect for those who enjoy the buzz of city living.





Approx. Gross Internal Floor Area 49.1 Sq M / 528 Sq Ft.

Ground 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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