

COULTERS®

2/3 LOCHRIN BUILDINGS

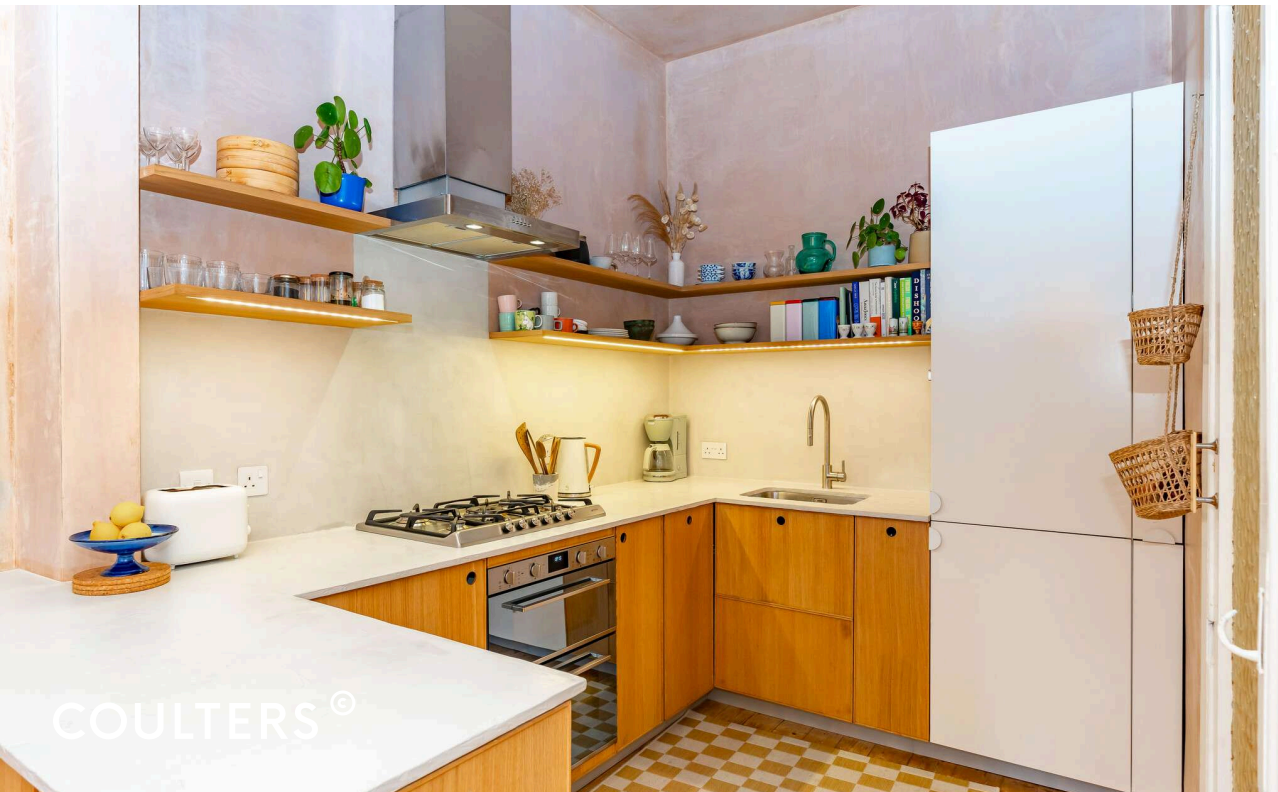
TOLLCROSS, EDINBURGH, EH3 9NB

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

2/3 Lochrin Buildings is a newly renovated, generously proportioned 2-bedroom flat situated on the first floor of a traditional tenement building and located in the vibrant Tollcross area with fantastic amenities and transport links to the city centre and surrounding areas.



KEY FEATURES



Newly renovated first floor flat.



Two double bedrooms, one with an en-suite.



Shared rear outdoor space.



On street permit parking.



Within walking distance of the City Centre



Excellent local amenities nearby.



Property Image 7 - page 3

The accommodation comprises of a large welcoming entrance hallway; sitting/dining room with bay window flooding the room with natural light and original cornicing; modern fitted kitchen off the sitting room with appliances and breakfast bar; principle double bedroom with stylish three piece en-suite and walk in wardrobe space; double bedroom 2; generous and versatile boxroom/home office with mezzanine bed and elegant bathroom with shower over the bath and chrome heated towel rail.

The property further benefits from a newly installed gas heating system, new double glazed windows and has been rewired throughout. Externally the property has a shared rear outdoor space and on street permit parking.





THE LOCAL AREA

Tollcross is a vibrant, central district of Edinburgh, situated at the south end of Lothian Road. This cosmopolitan area is close to an excellent selection of independent shops, supermarkets, cafés, bars and eateries, as well as an arts cinema and theatre. Just a short stroll away is Edinburgh's historic Old Town, whilst further local cultural and recreational venues are located along Lothian Road including the Usher Hall and Filmhouse.

Outdoor recreation is well-catered for with tennis courts, running clubs and pitch and putt available on the Meadows and Bruntsfield Links. Nearby Fountainbridge provides access to scenic walks along the Union Canal and is also home to Fountain Park which boasts a large Nuffield Health Gym and entertainment hub. Higher education institutions situated close-by include Edinburgh College of Art, Edinburgh University's main campus and Napier's Merchiston campus.

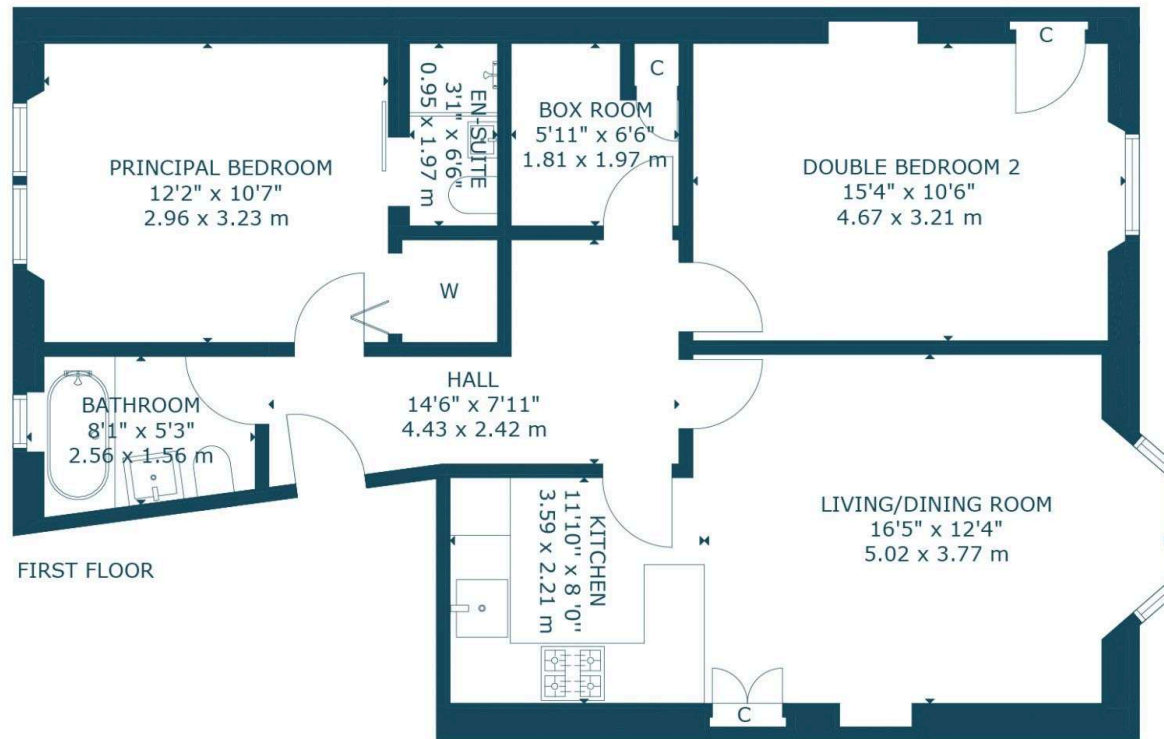
In addition to fantastic bus links, Tollcross is well-placed for straight forward access to the City Bypass and, also, lies within easy reach of Haymarket train station providing services across Scotland and the UK.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.







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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 861 SQ FT / 80 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.