

COULTERS®



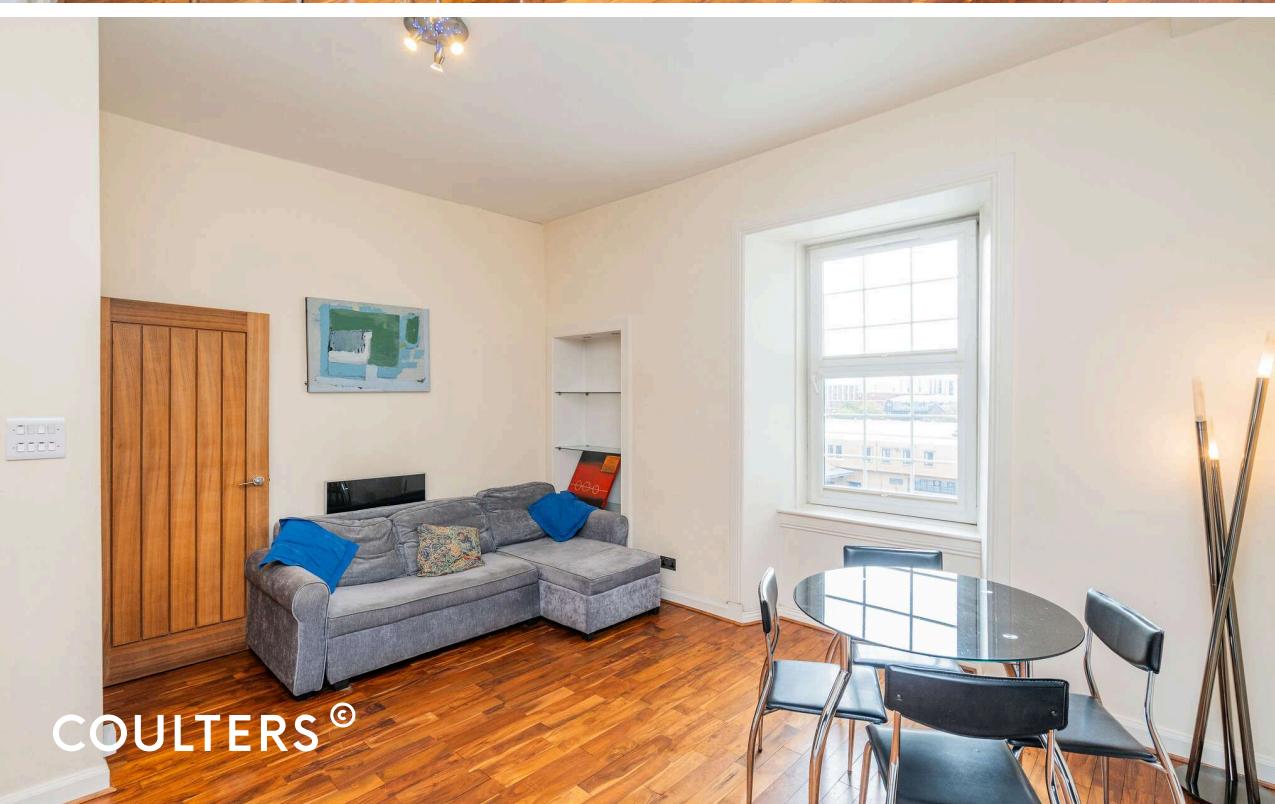
FLAT 3F1, 28 EARL GREY STREET

TOLLCROSS, EDINBURGH, EH3 9BN

1 BED

1 BATH

1 PUBLIC



## TAKE A LOOK INSIDE

This bright and inviting third-floor flat is ideally located in the vibrant Tollcross district, perfectly positioned for enjoying the best of city living while still offering a sense of calm. The elevated position ensures an abundance of natural light and pleasant outlooks across the surroundings.

## KEY FEATURES

-  Bright third floor flat.
-  Large double bedroom with great storage.
-  Bruntsfield Links and The Meadows nearby.
-  Permit on-street parking nearby.
-  Within walking distance of The City Centre.
-  Excellent amenities on the doorstep.
-  EPC Rating - D
-  Council Tax Band - B



On entering, you'll find a welcoming hallway with storage which leads to a well-proportioned open plan sitting room that serves as the living, kitchen and dining area, offering a warm and welcoming space to relax or entertain guests. The kitchen is equipped with integrated appliances, and the bathroom is neat, functional, and contemporary in style. The layout flows effortlessly, and the fittings are modern and well considered. The double bedroom is generous in size, with excellent built-in storage to maximize space without compromising comfort. The three piece bathroom with overhead shower and chrome heated towel rail completes the accommodation.

The development is factored by Wheatley Homes at a cost of approximately £109 per quarter.

# THE LOCAL AREA

Tollcross is a 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. A short stroll away is Edinburgh's Old Town, whilst further 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 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 are 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 access to the City Bypass and, also, lies within easy reach of Haymarket train station.

## EXTRAS

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

**HOME REPORT VALUATION: £190,000**



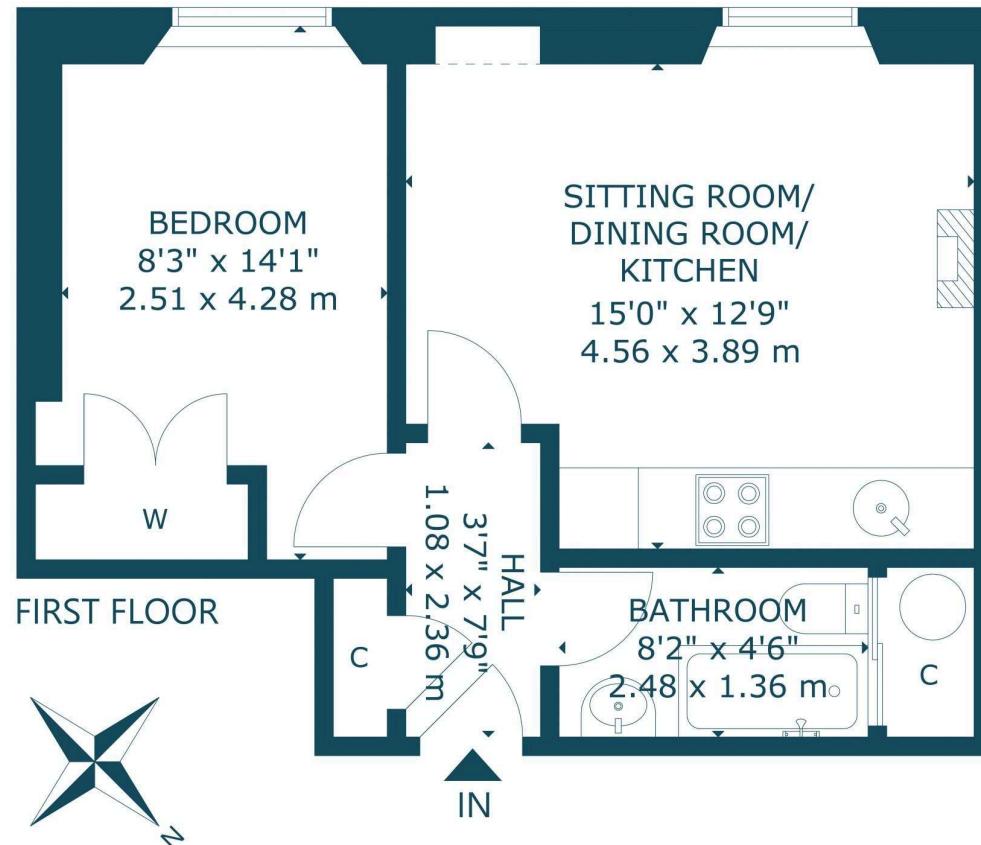
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0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 401 SQ FT / 37 SQ M

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

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## 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.