

COULTERS<sup>©</sup>



# 55/12 HOME STREET

TOLL CROSS, EDINBURGH, EH3 9JP

 1 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

A bright one-bedroom top-floor flat quietly positioned to the rear of a traditional tenement on Home Street. Well-placed for The Meadows, Bruntsfield Links and the University of Edinburgh, the property offers comfortable, well-proportioned accommodation with excellent storage.

## KEY FEATURES



One bedroom top floor flat.



Quietly positioned to the rear of the building.



Modern kitchen & shower room.



Permit parking on the surrounding streets.



Close to The Meadows & Bruntsfield Links.



University of Edinburgh closeby.



EPC Rating - TBC



Council Tax Band - B





The flat comprises: an entrance hall with storage cupboard; a spacious sitting room with a view of Edinburgh castle and plenty room for dining and home working; a modern fitted kitchen; a comfortably sized double bedroom with large built-in cupboard; and a contemporary wet room.

Externally the property benefits from a shared garden to the rear and residents' permit parking nearby. The location is especially convenient for university students and city professionals, with excellent local amenities and green space close at hand.

The property is fitted with electric heating and double glazing.



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# 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 curtains, blinds, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available subject to separate negotiation.

## HOME REPORT VALUATION: £TBC



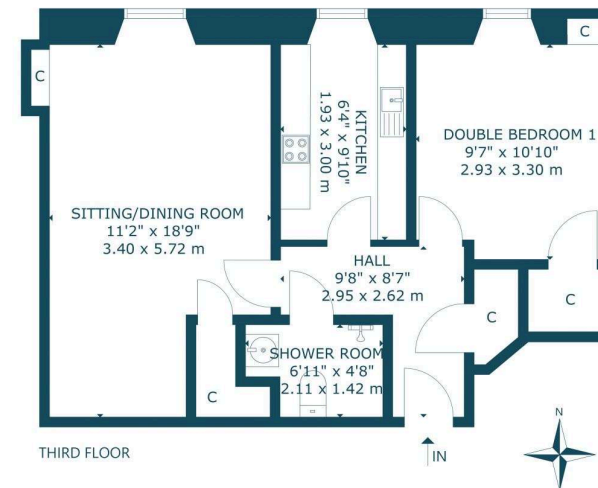
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## LEGAL NOTE

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.