



GILSON GRAY

LAW • PROPERTY • FINANCE



2/3 DRUMDRYAN STREET

Tollcross, Edinburgh, EH3 9LA



1

Public Room



1

Bedrooms



1

Bathroom



2/3 DRUMDRYAN STREET

An appealing city-centre option for first-time buyers, professionals, or investors, this spacious one-bedroom flat lies on the first floor of a classic tenement with access to a shared garden and controlled street parking, moments from The Meadows in bustling Tollcross and within walking distance of Haymarket's rail station and airport tram links. The airy interiors retain their authentic charm, blending period features with sympathetic modern styling. A rear-facing double bedroom enjoys a peaceful position and is extended by a bright study or dressing area, while the elegant living/dining room features built-in storage and is open to a stylish kitchen, with both areas benefiting from a sunny, southerly-facing aspect and traditional pine flooring. A bathroom with a rainfall shower-over-bath and a useful box room complete the home.







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EPC
RATING

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COUNCIL
TAX BAND

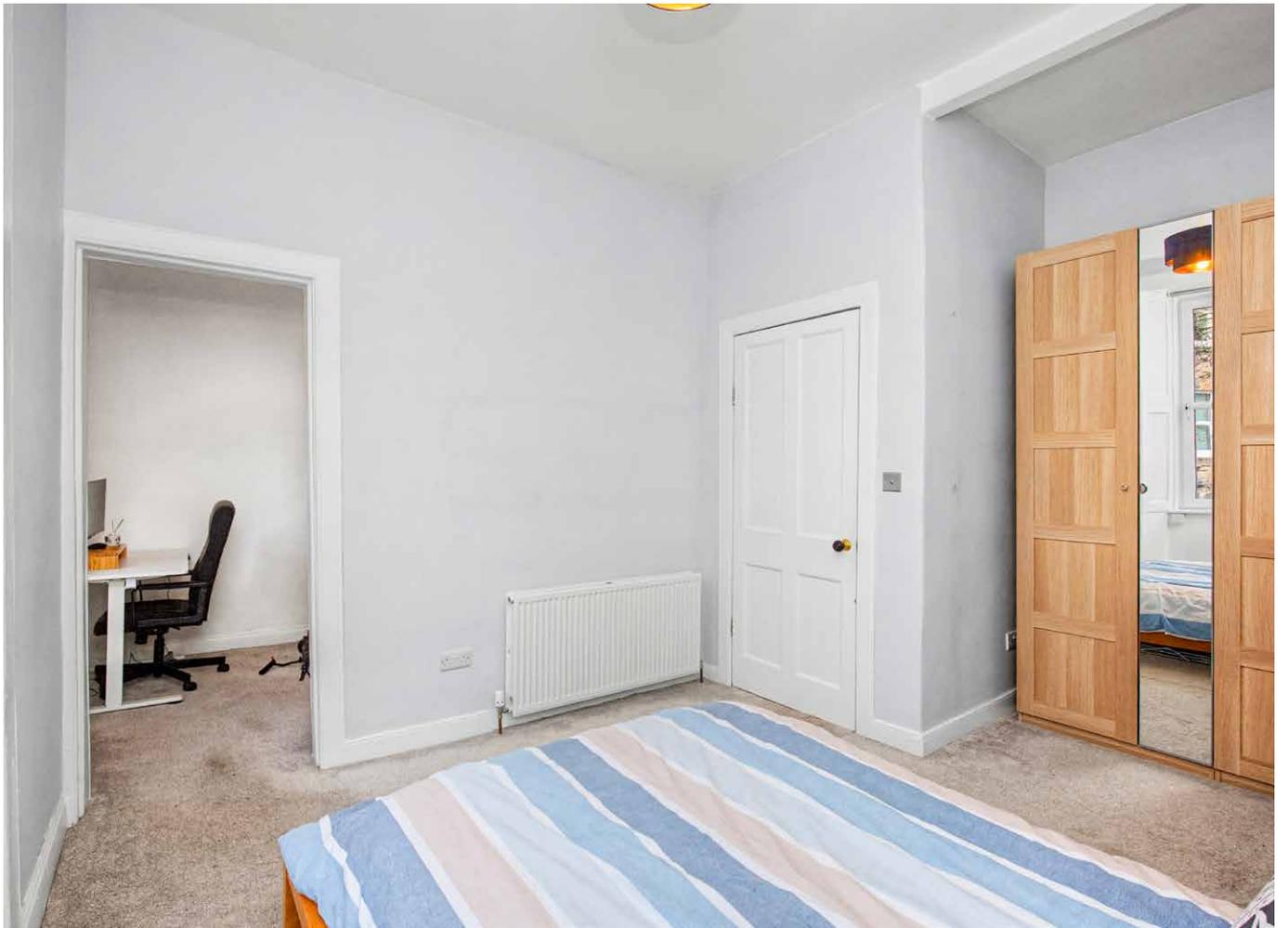
VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Desirable central location moments from The Meadows
- Spacious first-floor tenement flat with period character
- Communal stair and secure entry system
- Entrance hall with box room
- Sun-filled living/dining room with storage
- Southerly-facing kitchen open to the reception room
- Rear-facing double bedroom with study/dressing area
- Bathroom with rainfall shower-over-bath
- Shared rear garden
- Controlled on-street parking (Zone 4)







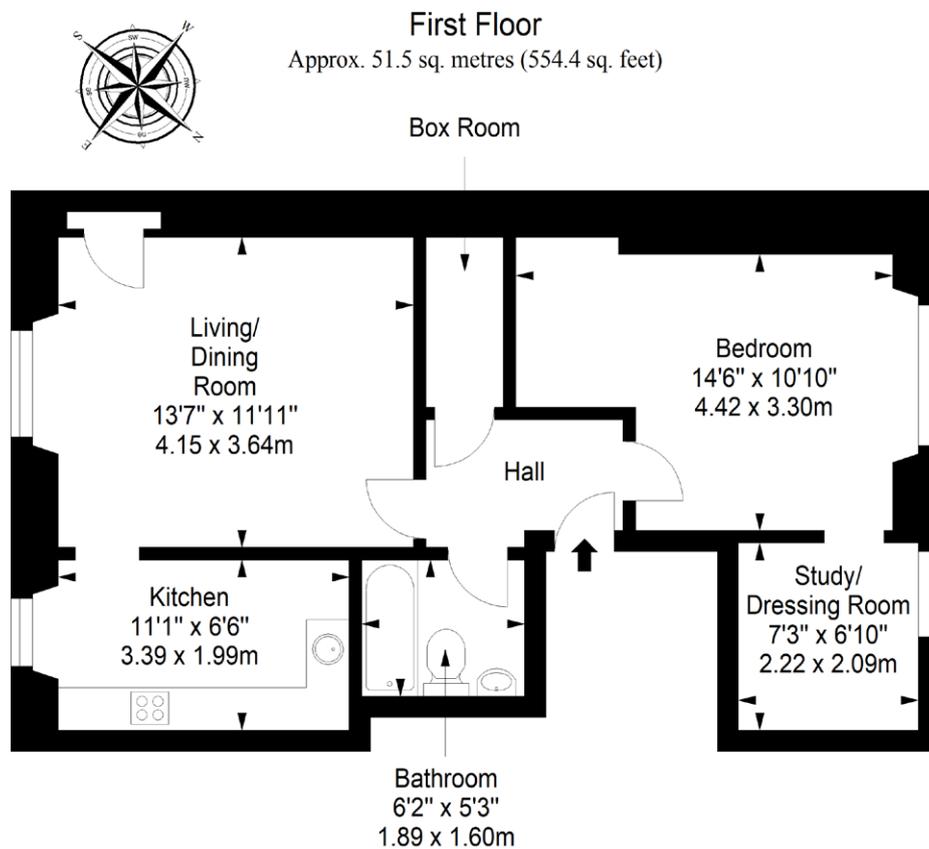


Extras: All fitted floor coverings, window coverings, light fittings, washing machine, fridge/freezer and Ikea bed frame are included in the sale.



TOLLCROSS

Renowned as Edinburgh's cultural and international hub, located at the old crossroads where tolls were paid, the area of Tollcross boasts a vibrant atmosphere. Its fantastic situation means residents are never more than a few minutes' walk from city attractions: Princes and George Street for shopping; Lothian Road for live music, film and theatre; or exploring the narrow closes and winding streets of the historic Old Town. The immediate area offers a wealth of fine boutiques and independent shops, coffee houses, delis and is known for some of Edinburgh's most diverse restaurants offering international cuisine. There's also a buzzing social scene, with no shortage of venues for every taste from traditional pubs and ale rooms, to trendy clubs and cocktail bars. Situated at the heart of the capital, Tollcross also provides easy access to some of Edinburgh's most beloved public green spaces, including The Meadows. Popular with city professionals, Tollcross lies between Haymarket and Waverly stations, and the new tramline passes through the West End along Shandwick Place, allowing quick and easy travel in the city, all the way to Edinburgh International Airport. The area benefits from outstanding schooling in both the state and private sector, and is within the catchment area for Tollcross Primary School and James Gillespie's High School.



Total area: approx. 51.5 sq. metres (554.4 sq. feet)

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