



9 (2f3) Brougham Street
Tollcross, EH3 9JS

- Hall
- Lounge
- Kitchen
- Two double bedrooms
- Bathroom
- Separate WC
- Gas central heating
- Double glazing
- EPC: C
- Council tax band: C





The subject of sale forms a superb second floor, dual aspect two bedroom flat offering spacious and well proportioned accommodation, located in the popular central area of Tollcross. Forming part of a traditional stone built tenement building this well presented property has retained many of its original features including ornate decorative cornice work, original fireplace, natural wood floors, doors and high skirting boards. Full gas central heating and double glazing ensures a comfortable living environment.

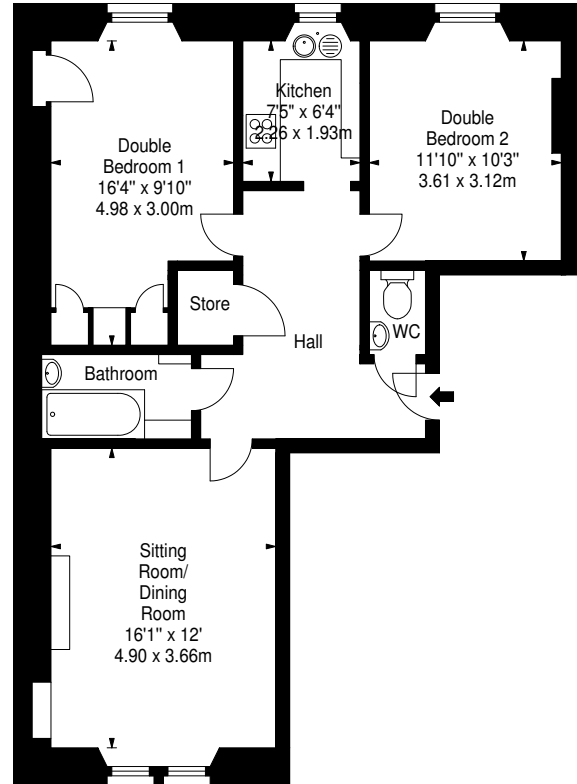
The spacious accommodation comprises; large hall, bright lounge with double window to front, kitchen with leafy outlook to the rear, two double bedrooms to the rear with pleasant outlook, bathroom and separate wc. To the rear of the building there is a good sized shared rear garden.

Brougham Street is situated in the desirable and popular Tollcross area of Edinburgh and is well served by a host of excellent amenities all on your doorstep. There are a number of excellent local shops and restaurants in the area and the beautiful open spaces of the Meadows and Bruntsfield Links are within walking distance. Edinburgh's West End and Princes Street are within easy walking distance and regular public transport operates to and from the city centre and to surrounding areas.

**Brougham Street,
Edinburgh,
Midlothian, EH3 9JS**



Approx. Gross Internal Area
733 Sq Ft - 68.10 Sq M
For identification only. Not to scale.
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Second Floor

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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