



MACWOOD



4 (2F1) HOME STREET,
EDINBURGH, EH3 9JR



WHAT YOU NEED TO KNOW



Deceptively spacious and in immaculate turn-key condition, this two-bedroom apartment in Edinburgh's bustling Tollcross, minutes from Haymarket, the Financial District, and the West End, will make a wonderful city home or investment.

From the inviting entrance hallway, you are welcomed into a bright and generously sized lounge diner, paired with a stylish kitchen. The lounge diner, finished in soft neutral tones and plush carpeting, creates a warm atmosphere, ideal for relaxation and entertaining.

Compact yet contemporary, the kitchen is fitted with sleek gloss-grey wall and floor units, crisp white worktops, and high-spec integrated appliances, including an extractor hood, oven, and hob. Both carpeted double bedrooms benefit from a high-quality finish and a spacious layout that allows for a variety of furniture configurations. They are served by a well-appointed bathroom complete with a WC, washbasin, chrome towel radiator, and a bath with a wall-mounted shower.

Externally, the property has access to ample on-street permit parking.



OUR EXPERT SAYS...

"Immaculately presented and deceptively spacious, this stylish two-bedroom Tollcross apartment offers turnkey city living or a smart investment just minutes from Haymarket and the Financial District."

**- Ross MacDonald,
Director**

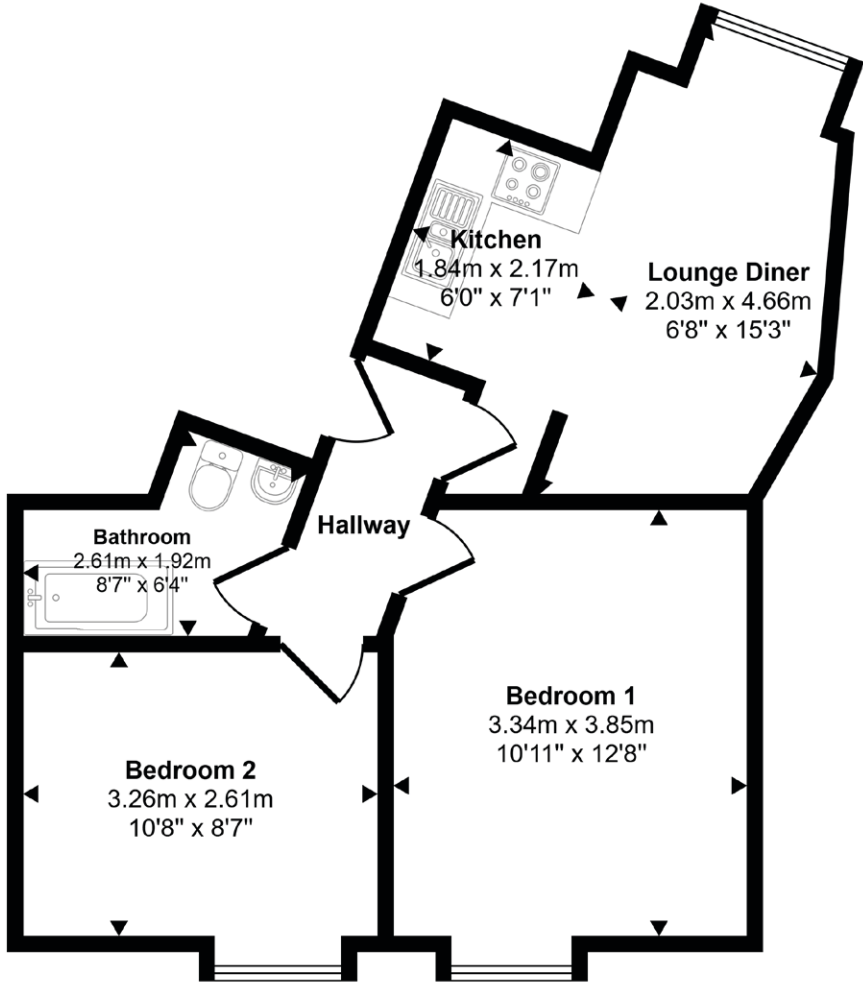


463 FT²





FLOORPLAN



LOCATION



Tollcross is a vibrant neighbourhood within walking distance of the West End, Financial District, and Haymarket.

There is an array of leisure, dining, and retail choices within the immediate area and in neighbouring Bruntsfield as well as at Fountain Park, which houses a multi-plex Cineworld cinema, Nuffield Health and Fitness Wellbeing Gym, Tenpin Bowling, Genting Casino, and well-known casual dining choices.

Residents can enjoy pleasant walks and cycles at the stunning Meadows and Bruntsfield Links, which boast tennis courts, recreational sports pitches, and picnic spots.

For daily shopping needs, there is a Sainsbury's Local, a Tesco Express, and convenience stores minutes from the property. Larger supermarkets including a Lidl, Aldi, and Sainsbury's are just a short drive. Edinburgh Napier University at Merchiston and The University of Edinburgh are within easy reach.

Regular bus services connect Tollcross quickly to the city centre and beyond, and Haymarket Railway Station, with the tram link to Edinburgh International Airport, is a fifteen-minute walk. There is easy access to the A8 linking to the City Bypass.



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**TO REGISTER YOUR
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