



1/2F3, Lochrin Place, Tollcross, Edinburgh, EH3 9QX

Spacious & Well-Presented One Bedroom and Box Room, Second Floor Flat

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Property Description

Spacious and well-presented one bedroom, dual-aspect flat with a box room, set on the second floor of a traditional stone-built tenement, and located on a side street in the bustling Tollcross area, just south of Edinburgh city centre.

The accommodation comprises: an entrance hall, living room, dining kitchen, double bedroom, a box room, and a bathroom.

Period features include stripped wood panelled doors, cornice-work, and a feature fireplace. In addition, there is gas central heating, sash and casement windows, a secure entry system, and TV and telephone points. All items of furniture may be available for inclusion in the sale by negotiation.

Externally, there is a communal drying area to the rear, with permit parking available to the front and on surrounding streets.

With ample room for outerwear storage, the welcoming entrance hall has the entryphone handset, three storage cupboards, and serves each room within the flat.

The bright and spacious living room features a bay window overlooking Lochrin Place, ornate cornice-work, sanded and varnished floorboards, an Edinburgh press, and an original period fireplace. The lounge also gives access to the good-sized box room, also accessible from the hall, and which can be flexibly used as a study, for storage, or as a potential guestroom.

Set to the rear, the generous dining kitchen includes a pantry cupboard and is fitted with wood-fronted units, solid oak worktops, a stainless steel sink, an integrated gas hob, oven, extractor hood, and a freestanding washing machine and fridge/freezer.

The well-proportioned double bedroom is set to the front, with painted floorboards, ample space for freestanding furniture, and a recessed window affording plenty of natural light.

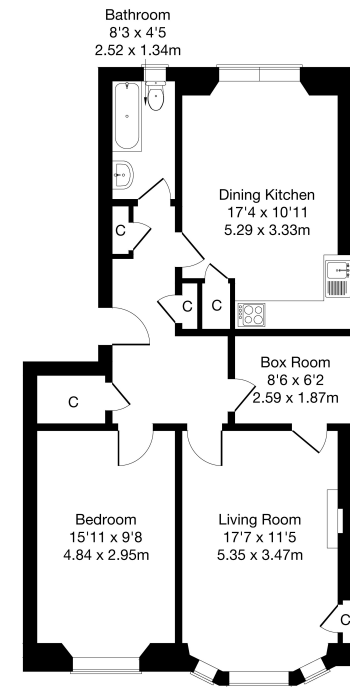
Completing the accommodation, the bathroom features a white three-piece suite, a mains mixer over-bath shower, and tiled splashwalls.

A Virtual 360 Tour is available online.

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Approximate Gross Internal Area: (753 sq ft - 70 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Tollcross is centred around one of the major road junctions in the south of the city centre, and lies close to the green spaces of the Bruntsfield Links and The Meadows. It is conveniently placed for Haymarket Station, the Grassmarket, the Royal Mile, Edinburgh Quay, The Exchange and the Union Canal. Local amenities include a variety of concert halls and theatres,

including Usher Hall, King's Theatre, and Church Hill Theatre. Retail outlets can be found on the bustling streets of Fountainbridge, Bruntsfield and Morningside, along with a range of restaurants, bars, bistros and cafes. The Fountain Park leisure complex to the west, hosts a multi-screen cinema, bowling, and Nuffield Health Fitness & Wellbeing Gym.





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