



11/9 High Riggs, Tollcross, Edinburgh, EH3 9BW

Beautifully Presented, Two Bedroom, Fifth (Top) Floor Apartment

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Property Description

Beautifully presented, two-bedroom, fifth (top) floor apartment, with an attic and secure parking, set in a modern, factored and lift-served residential development, located in the vibrant and bustling Tollcross area, in the heart of Edinburgh city centre.

Comprises an entrance hall, living room, breakfasting kitchen, two double bedrooms, a bathroom and an en-suite shower room.

Features include a modern fitted bathroom, a contemporary kitchen with integrated appliances, gas central heating, timber-framed double glazing, TV and telephone points and a secure entry system.

In addition, there is excellent integrated storage provision, including a good-size attic complete with flooring, panelled walls, lighting and a Ramsey ladder for access.

Externally the property benefits from an allocated parking space set within the secure resident's car park.

The entrance hall has two storage cupboards, the entryphone handset and opens into the bright and spacious living room which features carpeted flooring, a central light fitting and a generous window affording lots of natural light and rooftop views.

With ample space for dining furniture, the kitchen is fitted with contemporary units with stone effect worktops and a stainless steel sink. Appliances include an integrated gas hob, electric oven, fridge/freezer, microwave, washing machine and dishwasher.

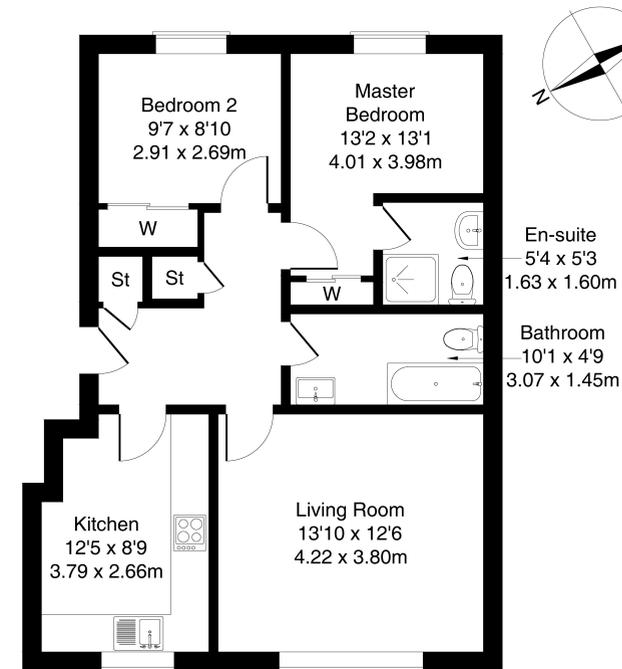
Set to the rear, the master bedroom features a built-in wardrobe and en-suite shower room with an electric shower, whilst bedroom two is similarly well finished, also with carpeting and a built-in wardrobe. Completing the accommodation, set internally of the hall, the fully tiled bathroom was fitted 1-1.5 years ago, and includes a modern white three-piece suite with a mains over-bath shower and a ladder-style radiator.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (657 sq ft - 61 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,

Theatre, and Church Hill Theatre. Retail outlets can be found on the bustling streets of Lothian Road/Home Street, 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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