



Estate Agents and Solicitors

1F3, 20 Glen Street, Tollcross, Edinburgh, , EH3 9JE

Bright and Well-Presented, One-Bedroom, First-Floor, Traditional Flat

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Property Description

Bright and well-presented, one-bedroom, first-floor flat, set to the rear of a traditional, stone-built tenement. Set on a quiet side street, located in the vibrant Tollcross area, in the theatre district of Edinburgh's city centre.

Comprises an entrance hall, living/dining and kitchen, a double bedroom and a shower room.

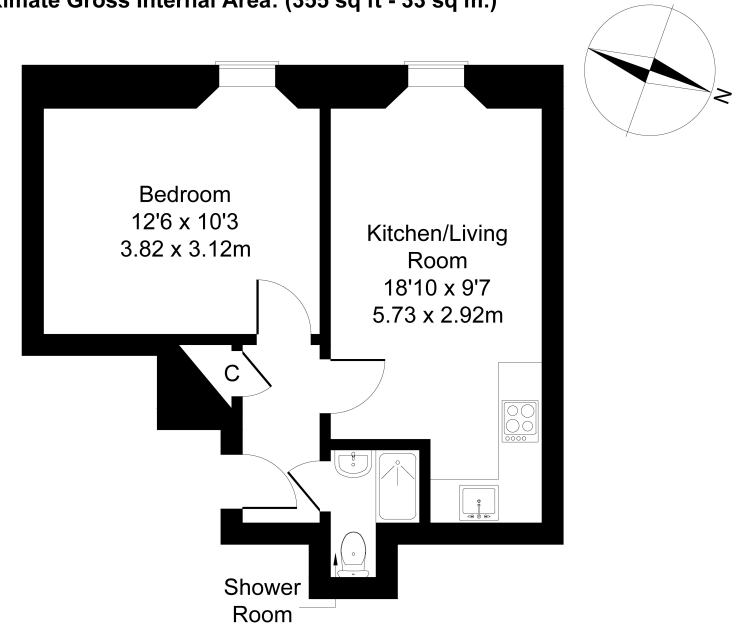
An ideal starter home or buy-to-let opportunity, featuring a fitted kitchen with appliances, double glazing, tall ceilings and period cornice work.

In addition, there is a secure entry system, a shared garden to the rear, and zoned on-street parking to the front and surrounding streets.

The hall gives access throughout and features carpeted flooring, a built-in store cupboard and a secured entry handset. A reception room includes carpeted flooring for the lounge, with a pendant light fitting and a wall-mounted, folding breakfast table. The kitchen area includes stone-effect worktops, a sink with a drainer, a tiled surround, a washing machine, a fridge/freezer, and an integrated electric oven and ceramic hob. A good-sized double bedroom features carpeted flooring, a pendant light fitting and ample space for freestanding storage. The shower room is set internally off the hall and has a two-piece suite, and an integrated cubicle with an electric shower unit.



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Approximate Gross Internal Area: (355 sq ft - 33 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 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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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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