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55/8, Home Street, Edinburgh, EH3 9JP

Well-Presented, One-Bedroom, Second-Floor Flat

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Property Description

Well-presented, one-bedroom, second-floor flat, set to the rear of a traditional stone-built tenement. Superbly located in the vibrant Tollcross area of Edinburgh's city centre.

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

An ideal starter home or buy-to-let opportunity, well-placed for the educational and business districts, along with the open parklands of Edinburgh's iconic Meadows. Features include a stylish fitted kitchen with appliances, modern double glazing and gas central heating, tall ceilings and period cornice-work.

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

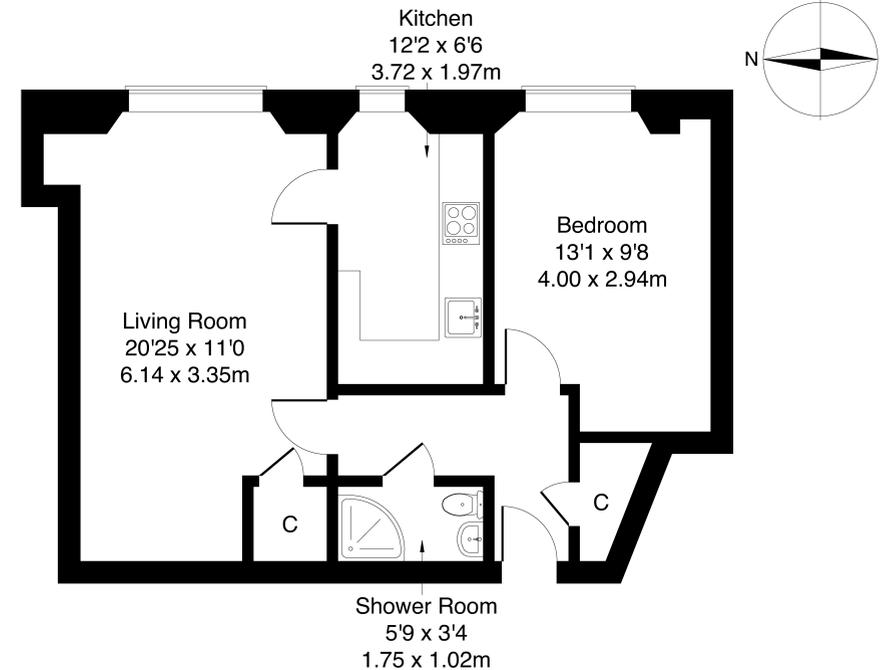
The entrance hall features a useful built-in storage cupboard and provides access to all rooms within the property. The spacious living room is a bright and welcoming space, complete with hardwood flooring, a central light fitting and a built-in storage cupboard. The room comfortably accommodates both lounge and dining furnishings, with natural light enhancing the sense of space and creating an ideal area for relaxing or entertaining. The modern fitted kitchen features tiled effect flooring, a central light fitting, stone effect worktops, a coordinating stone effect splashback, under cabinet lighting and a sink with drainer. Integrated appliances include a dishwasher, oven and gas hob with a canopy above.

Moving further down the hall, the double bedroom benefits from carpeted flooring, neutral decor and a large window that allows plenty of natural light to fill the room. The well-proportioned layout offers ample space for bedroom furniture, creating a comfortable and restful setting. Completing the property, the modern fitted shower room features wood and tiled effect flooring, spotlighting, a hardwood countertop and a stone effect splashback surround.



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Approximate Gross Internal Area: (549 sq ft - 51 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 a vibrant area centred around a major road junction south of Edinburgh city centre, conveniently close to the green spaces of Bruntsfield Links and The Meadows. It offers easy access to key locations such as Haymarket Station, the Grassmarket, the Royal Mile, Edinburgh Quay, The Exchange, and the Union Canal. The area boasts a rich cultural scene with concert halls and theatres, including Usher Hall, King's Theatre, and Church Hill Theatre. Shopping

opportunities abound on the lively streets of Lothian Road, Home Street, Fountainbridge, Bruntsfield, and Morningside, complemented by a diverse selection of restaurants, bars, bistros, and cafés. Nearby Fountain Park leisure complex provides entertainment options such as a multi-screen cinema, bowling alley, Nuffield Health Fitness & Wellbeing Gym, and numerous dining venues.





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