



**Thorntons**   
The right way to move

## 16/3F2 Lochrin Place, Tollcross

Edinburgh, EH3 9QS







## Summary

Enjoying a prime central address a short stroll from the Meadows, this south-facing flat lies on the third/top floor of a traditional tenement offering access to a delightful shared garden and on-street permit parking. Offering appealing opportunities for modernisation, the interior features a generous double bedroom, a bright shower room, a kitchen, and a spacious reception room with storage and an adjoining multi-purpose box room. Extras: The property is sold as seen.

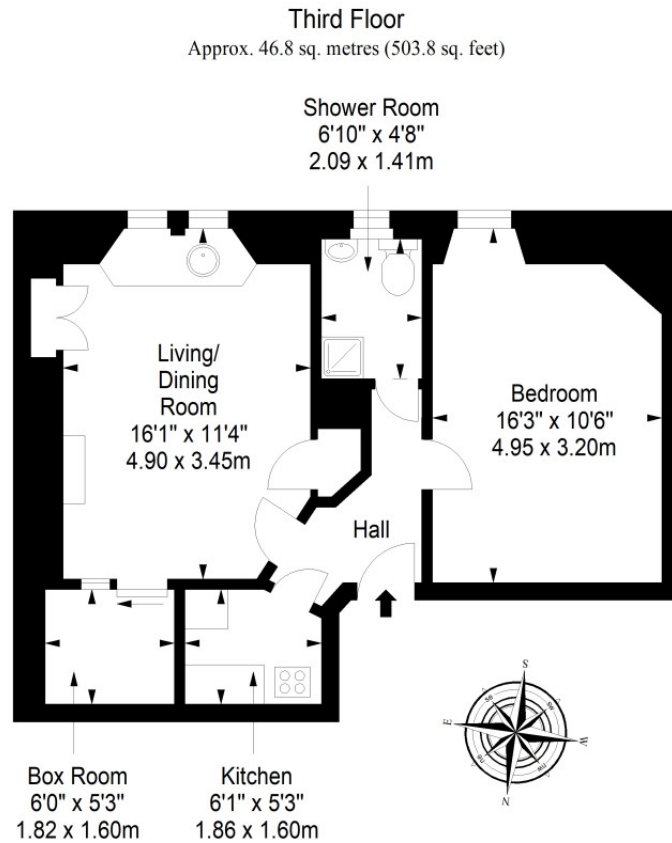
## Features

- Vibrant city address close to the Meadows
- Great opportunities for development
- Third/top-floor tenement flat
- Secure entry system and communal stairs
- Entrance hall
- South-facing living/dining room with storage
- Kitchen with fitted cabinetry
- One generous double bedroom
- Bright shower room
- Multi-purpose box room perfect home study
- Large communal rear garden
- On-street parking (Zone 4)
- Electric heating and double glazing





# Floorplan



# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeesea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montrosesea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland

@ThorntonsPropertyServices

@thorntonsproperty

@ThorntonsPS