



## 31/2 Lochrin Place, Tollcross, Edinburgh, EH3 9RB

Light and Tastefully Presented, One-Bedroom, Corner-Aspect, Ground-Floor Flat

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# Property Description

Light and tastefully presented, one-bedroom, corner-aspect, ground-floor flat, forming part of an established development. Conveniently located in the vibrant Tollcross area of Edinburgh's city centre.

Comprises an entrance hall, living room, kitchen, a double bedroom and a bathroom.

Freshly prepared for the market, with light neutral decor, features include a modern fitted kitchen, with appliances, and contemporary flooring.

In addition, there is electric storage heating, good storage provision, a secure entry system and an allocated parking space, within the secure residents' car park.

A spacious central entrance hall, with storage, is finished with light, neutral decor and modern, wood-effect flooring, which continues throughout most of the flat. A living room enjoys plenty of natural light from generous glazing and offers a versatile floor plan for freestanding lounge furniture. Across the hall, a kitchen is fitted with wood-effect unit and granite-effect worktops, whilst appliances include an integrated oven, a ceramic hob, a stainless-steel canopy, a fridge and a washing machine.

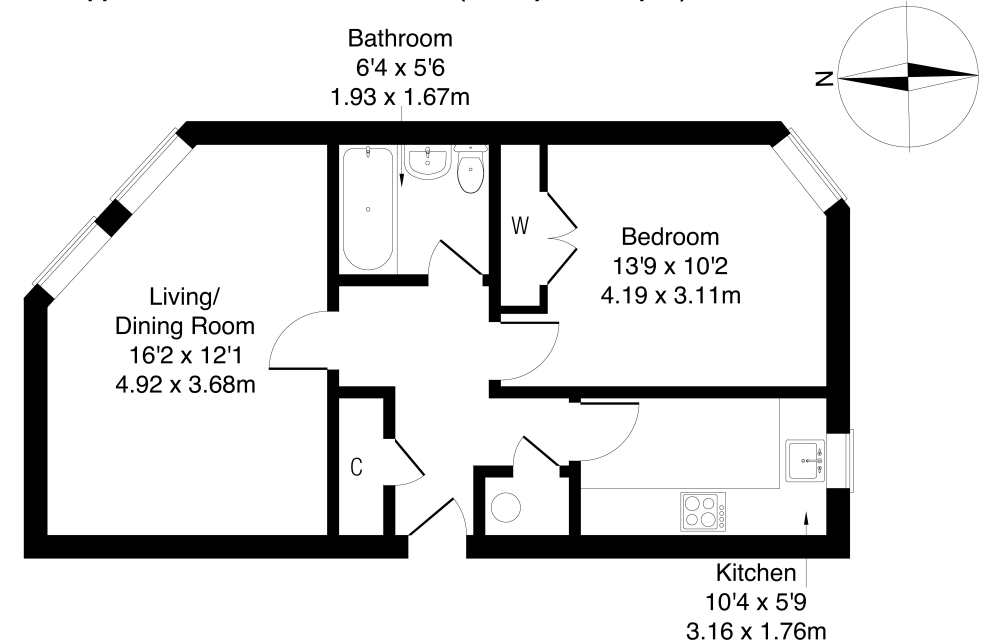
Enjoying a sunny aspect, a double bedroom benefits from good proportions and includes built-in wardrobe storage.

Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls and flooring.



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Approximate Gross Internal Area: (517 sq ft - 48 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 and Home Street, Fountainbridge, Bruntsfield and Morningside, along with a range of restaurants, bars, bistros and cafes. The Fountain Park leisure complex is within close proximity and hosts a multi-screen cinema, bowling, Nuffield Health Fitness & Wellbeing Gym and numerous restaurants.





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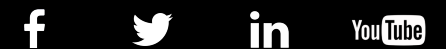
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Estate Agents and Solicitors



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