

PF1, 16 Glen Street

TOLLCROSS, EDINBURGH, EH3 9JF



*Charming three-bedroom flat in Tollcross
with a private patio to the front*



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Discover your new home in the heart of Edinburgh with this delightful three-bedroom ground-floor flat on Glen Street, Tollcross. Perfect for families, professionals, or anyone looking to enjoy city living with a touch of tranquillity, this property seamlessly blends classic Edinburgh tenement charm with modern conveniences.

THE LIVING ROOM



Upon entering the flat, you are greeted by a spacious hallway fitted with a large storage cupboard, providing ample space to keep your home tidy and organized. The living room is a standout feature, boasting quintessential Edinburgh tenement high ceilings and large double-glazed windows that flood the space with natural light.

THE KITCHEN



Adjacent to the living room is a modern internalized kitchen, complete with an electric hob, fridge, and ample storage space. This well-equipped kitchen is perfect for preparing meals and entertaining guests.





The flat offers two light-filled double bedrooms located at the rear, providing a peaceful retreat, and a single bedroom at the front. The layout ensures a comfortable living experience for all occupants.

Additional features include a separate bathroom and W.C.

THE BATHROOM



BEDROOM 1



BEDROOMS 2 & 3



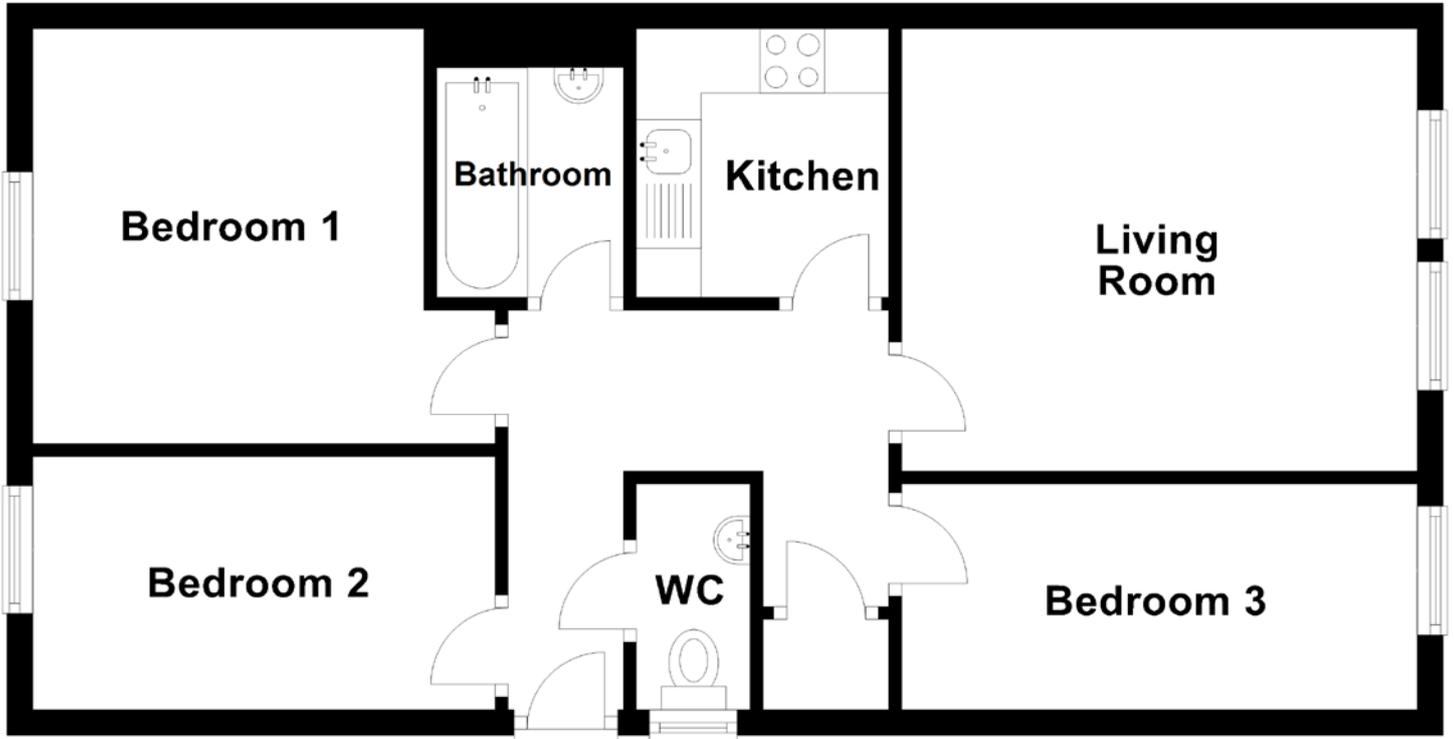
There are communal gardens at the rear, perfect for enjoying the outdoors. The property also benefits from a private patio to the front, ideal for relaxing or entertaining.

This charming flat on Glen Street offers a unique opportunity to experience the best of Edinburgh living in a desirable Tollcross location. Don't miss the chance to make this your new home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

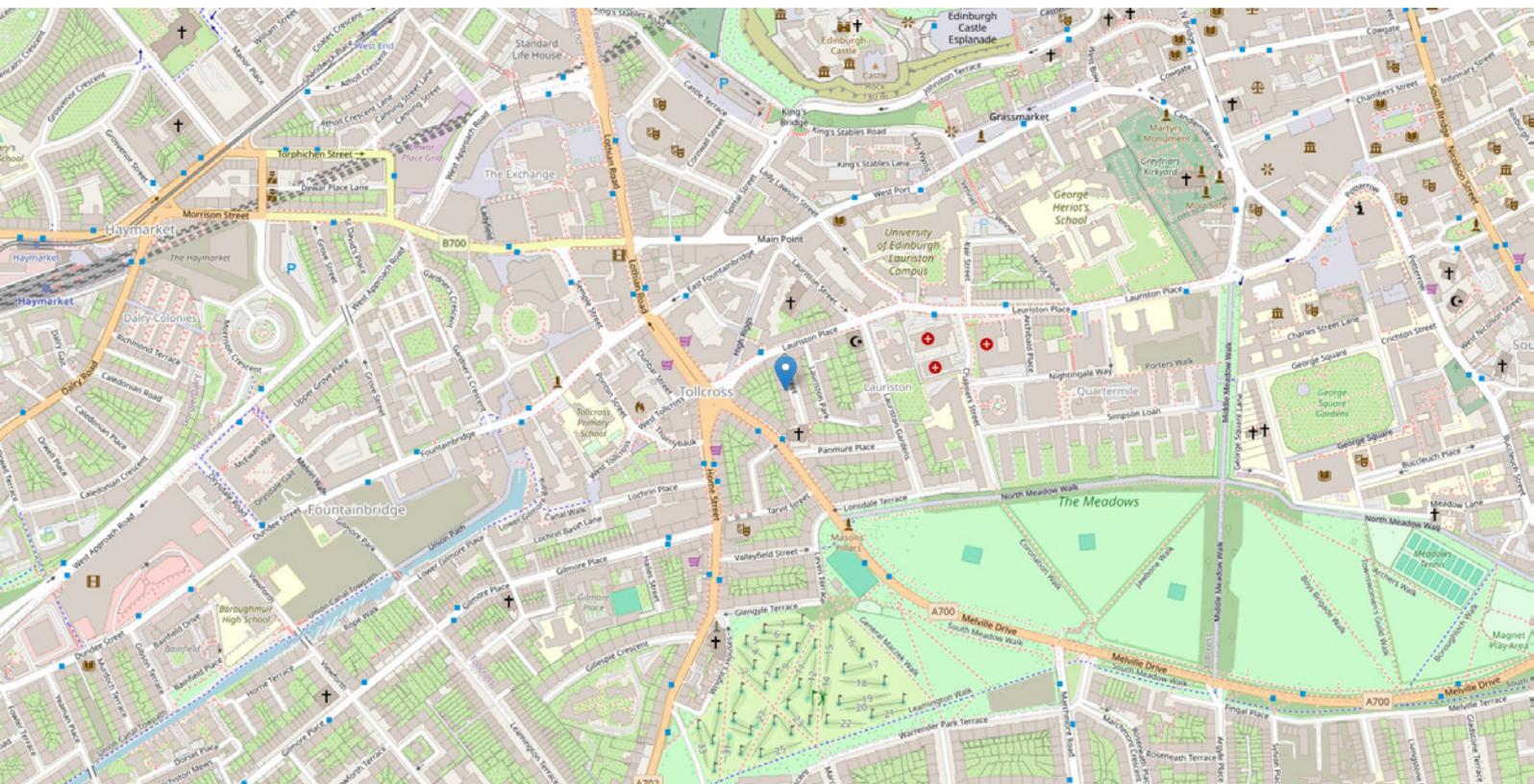


Approximate Dimensions (Taken from the widest point)

Living Room 3.98m (13'1") x 3.44m (11'3")
 Kitchen 2.09m (6'10") x 1.95m (6'5")
 Bathroom 1.73m (5'8") x 1.44m (4'9")
 WC 1.76m (5'9") x 0.88m (2'11")

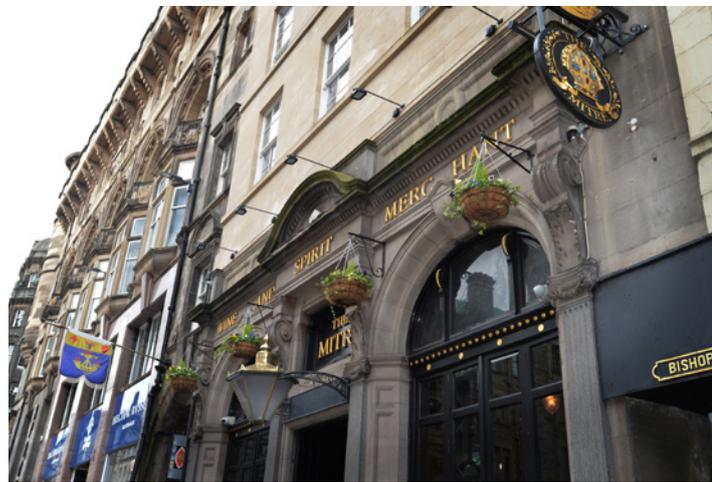
Bedroom 1 3.57m (11'9") x 3.23m (10'7")
 Bedroom 2 3.57m (11'9") x 1.89m (6'2")
 Bedroom 3 3.83m (12'7") x 1.76m (5'9")

Gross internal floor area (m²): 60m²
 EPC Rating: C



THE LOCATION

Centrally located and convenient for access to the financial institutions and offices of the city centre as well as many of the Edinburgh University campuses, Tollcross is also only a short walk from Edinburgh's famous Princes Street, George Street, Old Town and West End.





Locally, there is an abundant and eclectic mix of specialist shops and stores. Supermarkets in the area include Tesco and Sainsbury's and nearby Bruntsfield offers a further selection of quality local shops and an excellent choice of leisure and recreational facilities including cinemas, theatres and many cafes, bars and restaurants.

The open parkland spaces of the Meadows and Bruntsfield Links are both popular with runners, walkers and cyclists and are only minutes away. There is a great choice of local schools in the area including St Thomas of Aquin's High School, George Heriot's, Boroughmuir and James Gillespie's.

Regular bus services operate to the city centre and surrounding areas. Haymarket Railway Station is within walking distance and offers regular train services to Glasgow, Central Scotland and throughout the UK.



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