




McEwan Fraser Legal

Solicitors & Estate Agents

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19/9 High Riggs

TOLL CROSS, EDINBURGH, EH3 9BW

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Centrally located with convenient 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

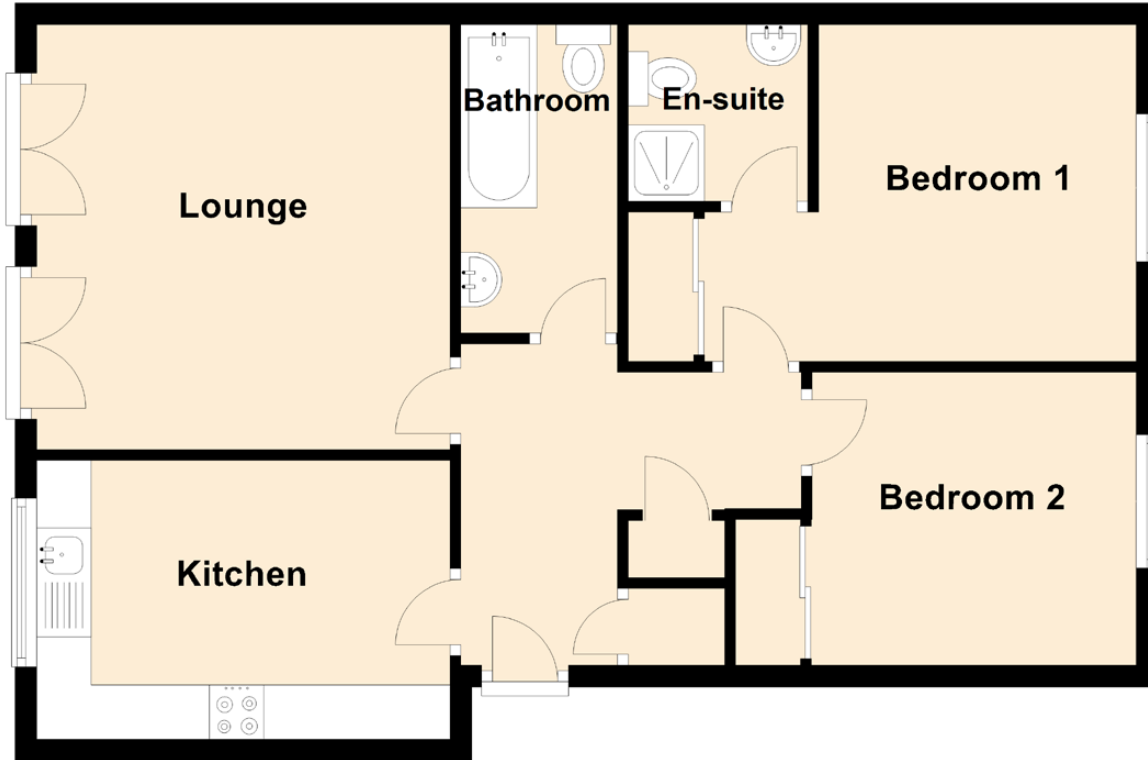
regular train services to Glasgow, Central Scotland and throughout the UK.

McEwan Fraser Legal are delighted to bring to the market this third floor two bedroom apartment in this modern development located in the Tollcross district of Edinburgh, close to the city centre.

The property comprises: hall, with two storage cupboards, a bright spacious living room; fully fitted dining kitchen, with floor and wall mounted units, down lit work surfaces with tiled splashbacks and integrated appliances including a four ring gas hob; master bedroom with built-in wardrobes and en-suite shower room; second double bedroom with built-in wardrobes and; a family bathroom with three piece suite and electric shower over the bath.

There is an allocated parking space in the underground garage. The building is looked after and maintained by a factor.





Approximate Dimensions (Taken from the widest point)

| | |
|-----------|--------------------------------|
| Lounge | 3.90m (12'10") x 3.80m (12'6") |
| Kitchen | 3.77m (12'4") x 2.56m (8'5") |
| Bedroom 1 | 4.08m (13'5") x 3.09m (10'2") |
| Bedroom 2 | 2.98m (9'9") x 2.69m (8'10") |
| Bathroom | 2.83m (9'3") x 1.44m (4'9") |
| En-suite | 1.65m (5'5") x 1.62m (5'4") |

Gross internal floor area (m²): 63m² | EPC Rating: C

Extras (Included in the sale): All furniture is available by separate negotiation.



Image credit: <https://www.onthemarket.co.uk/company/>


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**Part
Exchange
Available**

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