

# 18/2 Lochrin Place

TOLLCROSS, EDINBURGH, EH3 9QS



*One bed ground floor tenement that would make an ideal first purchase or sound buy-to-let investment*



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McEwan Fraser is delighted to present this one-bedroom ground-floor tenement flat to the market. The property is very well positioned close to Edinburgh city centre and would make a fantastic first-time buy or sound buy-to-let investment.

# THE LOUNGE/KITCHEN



Internally, the property requires a degree of upgrading making this an ideal acquisition for a buyer keen to make their own mark on a property. Benefits include gas central heating, double glazing, a communal rear garden, plenty of zoned permit parking and a large box room.



# THE SHOWER ROOM



# THE BEDROOM



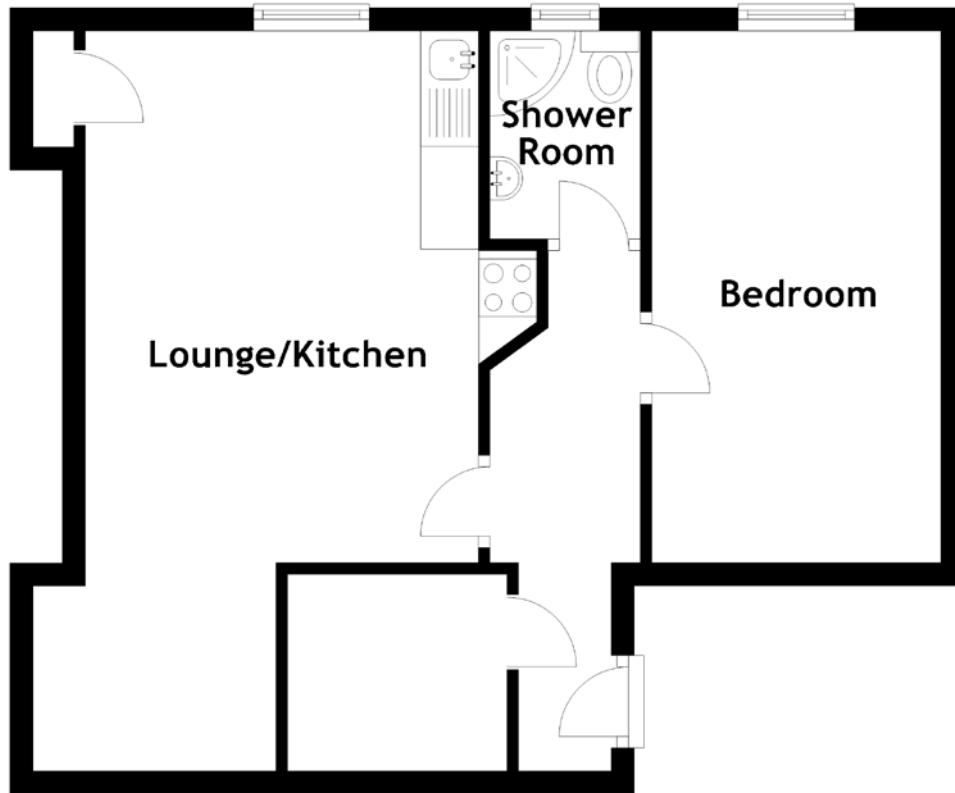
# THE HALLWAY



# EXTERIORS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen  
Bedroom  
Shower Room

4.60m (15'1") x 1.75m (5'9")  
4.60m (15'1") x 2.50m (8'2")  
1.80m (5'11") x 1.30m (4'3")

Gross internal floor area (m<sup>2</sup>): 42m<sup>2</sup>  
EPC Rating: D





# THE LOCATION

Lochrin Place is located less than a mile from the City Centre it is just a few streets away from the leafy Meadows and Bruntsfield Links. There are many bars, restaurants, bistros and cafes as well as independent shops all within walking distance.





The Fountain Park Leisure Complex is nearby providing a multiscreen cinema, fitness centre and restaurants. There is easy access into the city centre by bus or on foot with excellent transport links, ideal for the city professional. The Union Canal, with its walkway and canal side bars and coffee shops, is located at the end of the road.



# McEwan Fraser Legal

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