



An elegant two-bedroom tenement blending timeless character with contemporary style



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This attractive two-bedroom flat forms part of a traditional Edinburgh tenement and beautifully blends period charm with modern living.

THE LIVING ROOM



The property retains original features while benefiting from a contemporary fitted kitchen, and a generously proportioned living room, which is the heart of the home, featuring a substantial bay window that floods the space with natural light and offers ample room for both relaxation and dining.

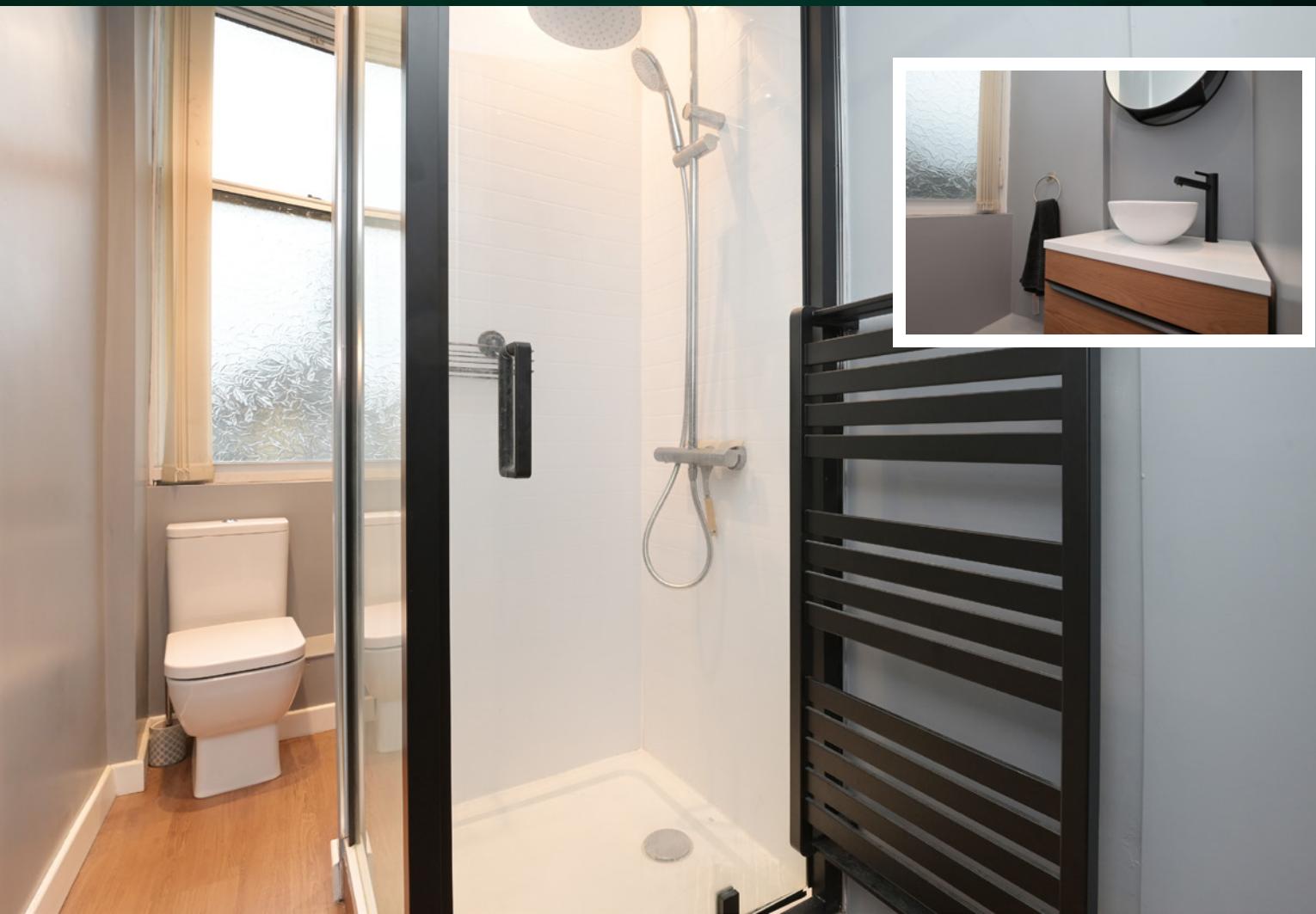
THE KITCHEN





Both bedrooms are well-sized doubles, providing comfortable and flexible accommodation, and there is also a recently renovated shower room.

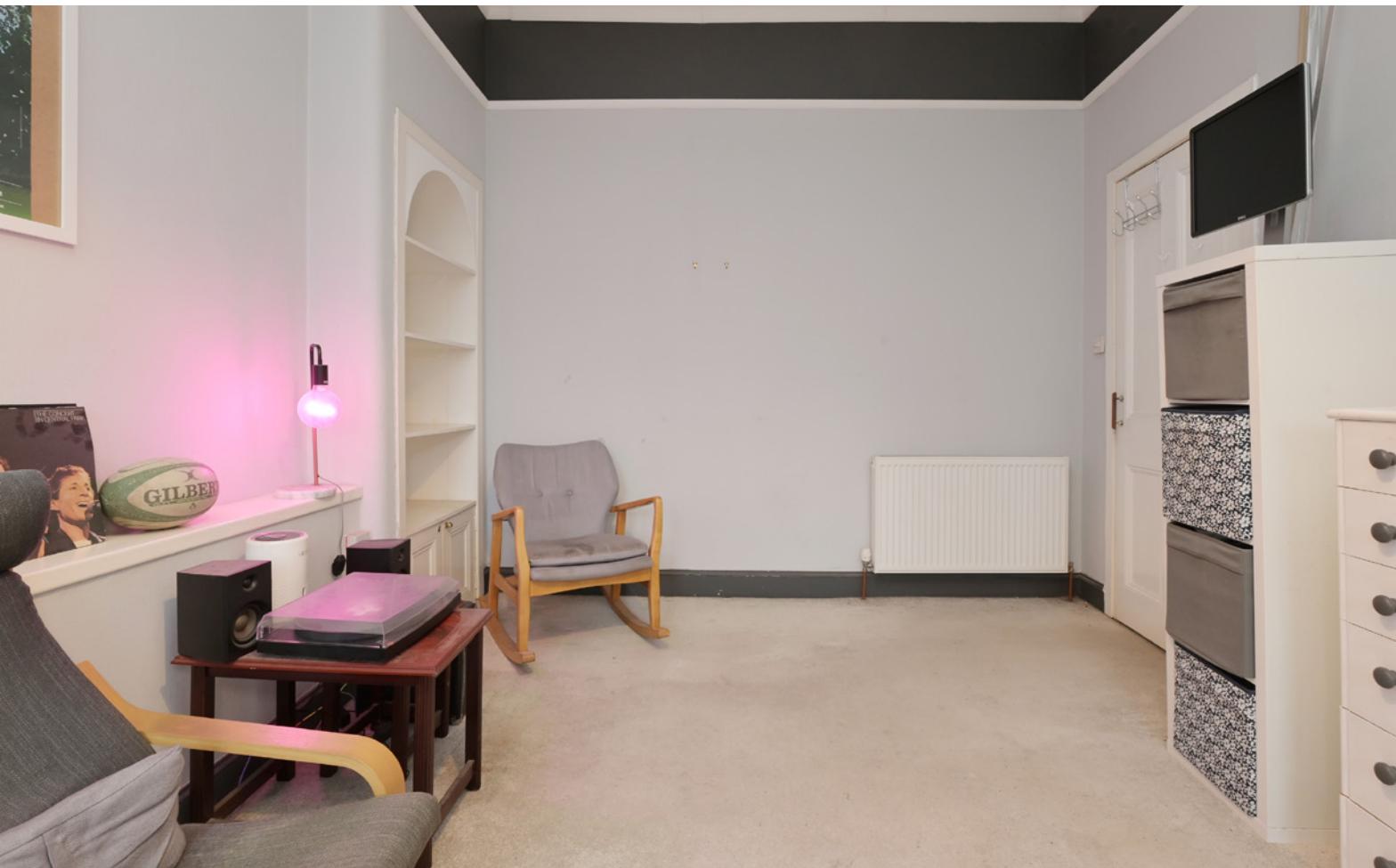
THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

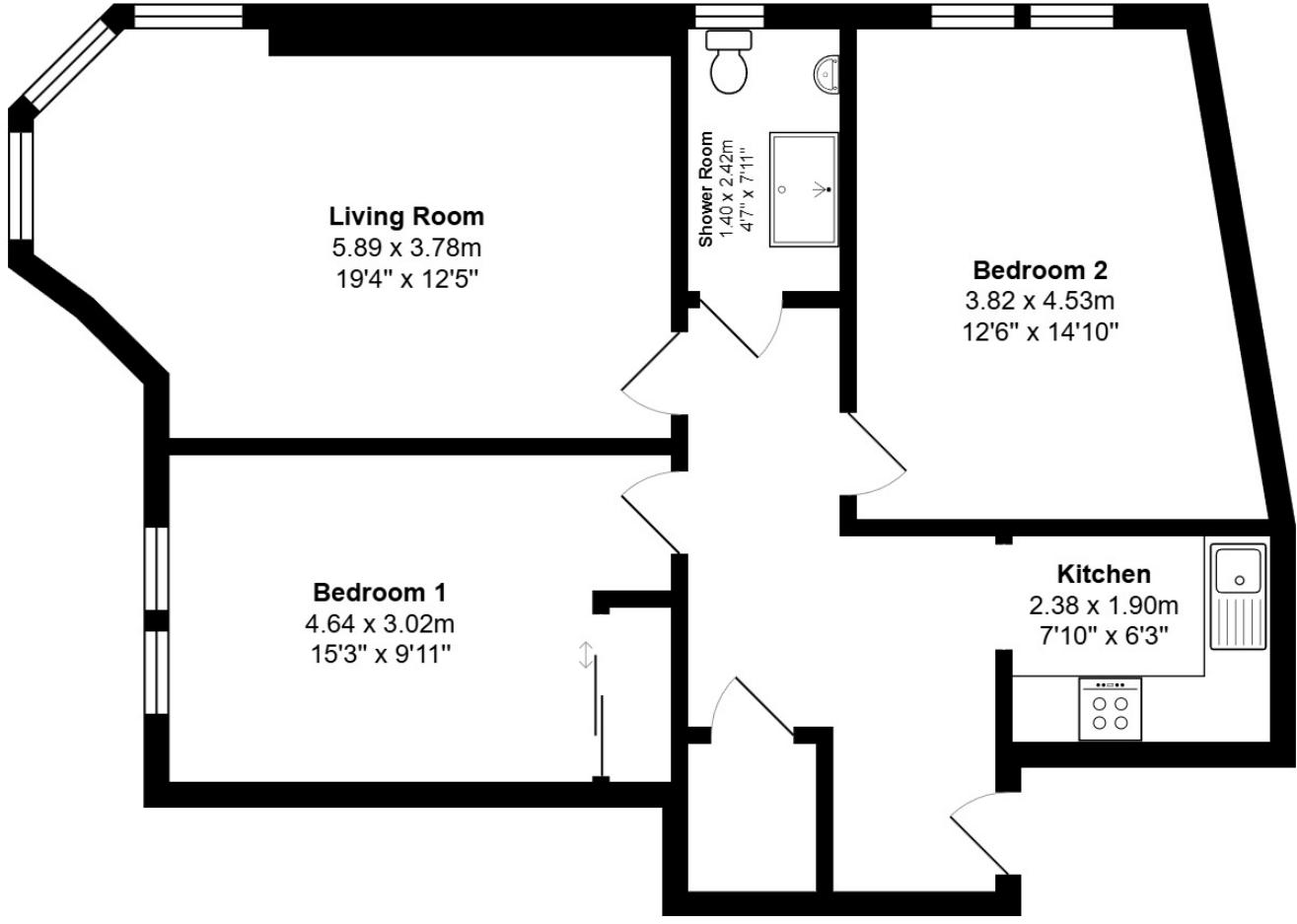


Residents also enjoy access to a unique outdoor communal terrace. Ideally situated in the sought-after Lochrin area, the property is within easy walking distance of Edinburgh City Centre and the West End, with an excellent range of local amenities, cafés, and transport links close by.

EXTERNALS

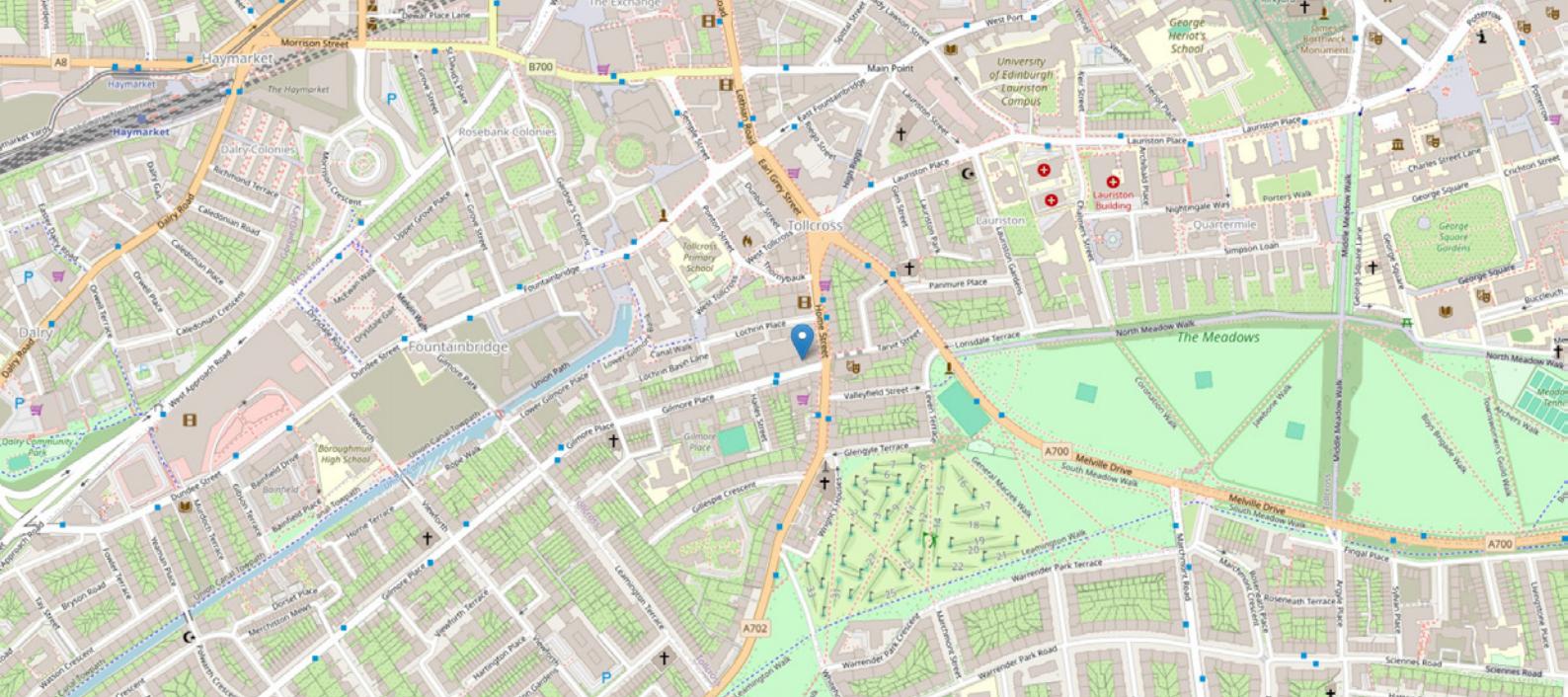


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 73m² | EPC Rating: C



THE LOCATION

Lochrin Buildings enjoys a superb position in the highly desirable Tollcross district, just to the south-west of Edinburgh's city centre. This vibrant and well-connected area is ideal for professionals, students and city lovers alike, offering immediate access to an outstanding range of amenities while being moments from the cultural, commercial and social heart of the capital. The location is exceptionally well served by public transport, with frequent bus services running along nearby Lothian Road, Home Street and Earl Grey Street, providing fast and direct links throughout the city and beyond. Haymarket Station is within comfortable walking distance, while the Edinburgh Tram and city bypass are also easily accessible, making travel both within and outside the city effortless. The West End and financial district are all reachable on foot, and the nearby Union Canal provides a scenic, traffic-free route for commuting or leisure cycling.





Tollcross is one of Edinburgh's most vibrant neighbourhoods, known for its excellent mix of independent cafés, restaurants, bars and shops. From artisan coffee spots and brunch cafés to international dining and traditional pubs, the area offers something for every taste, all within a short stroll of the flat. Everyday conveniences are equally well catered for, with supermarkets, pharmacies, gyms and local retailers all close at hand, making daily life extremely convenient.

Recreation and leisure options are equally impressive. Fountain Park is just a few minutes away and offers a modern cinema complex, bowling, restaurants and fitness facilities, while the King's Theatre and Cameo Cinema are also nearby, providing a rich choice of cultural entertainment. For those who enjoy outdoor space, The Meadows and Bruntsfield Links are within easy walking distance, offering expansive green areas ideal for jogging, dog walking, picnics, or simply relaxing on a sunny day. The area is also perfectly placed for Edinburgh's universities and major employers, with the University of Edinburgh, Edinburgh Napier University and the financial district all easily accessible by foot, bike or public transport. This makes Lochrin Buildings an excellent choice for both owner-occupiers and investors seeking a prime city-centre location.

Overall, Lochrin Buildings offers a rare opportunity to enjoy city living at its best, combining outstanding connectivity, an exciting social scene and beautiful open spaces, all within one of Edinburgh's most popular and convenient neighbourhoods.



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