

38/9 Earl Grey Street

TOLLCROSS, EDINBURGH, EH3 9BN



*Spacious one bedroom flat in
Edinburgh's popular Tollcross area*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this spacious one-bedroom flat from a part of a tenement block in Edinburgh's popular Torcross area.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which it's very spacious and offers various possibilities for furniture arrangements. The living room also benefits from secondary glazing making for a cosy living space year-round.
- Fully equipped kitchen dining room, which is generously proportioned, bright and spacious. The kitchen could do with modernisation.

THE KITCHEN





- The bedroom is double in size and accommodates an integrated wardrobe and also accommodates further freestanding furniture. In addition to the secondary glazing in the living room, the bedroom also benefits from the same secondary glazing.
- There is one main bathroom in the property which benefits from a three-piece suite and, along with the kitchen, benefits from modernisation/upgrading.

THE BATHROOM



THE BEDROOM

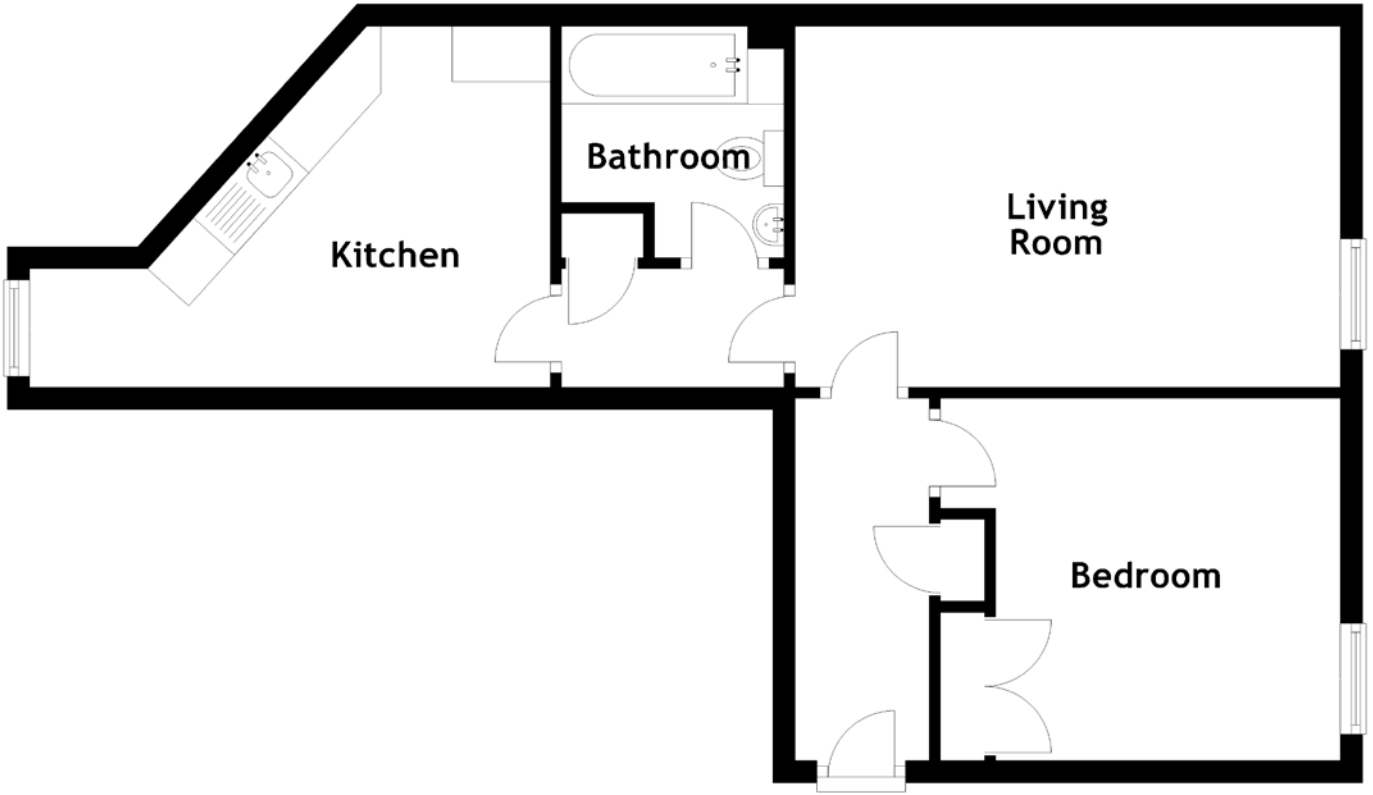


The property has gas central heating, and secondary glazed windows, making it a warm and cost-effective property, year-round. Parking in the area is permitted. These payments can be obtained from Edinburgh city council. It is expected at the property will be of particular interest and as such early bird viewing is recommended.

EXTERNAL & VIEW



FLOOR PLAN, DIMENSIONS & MAP

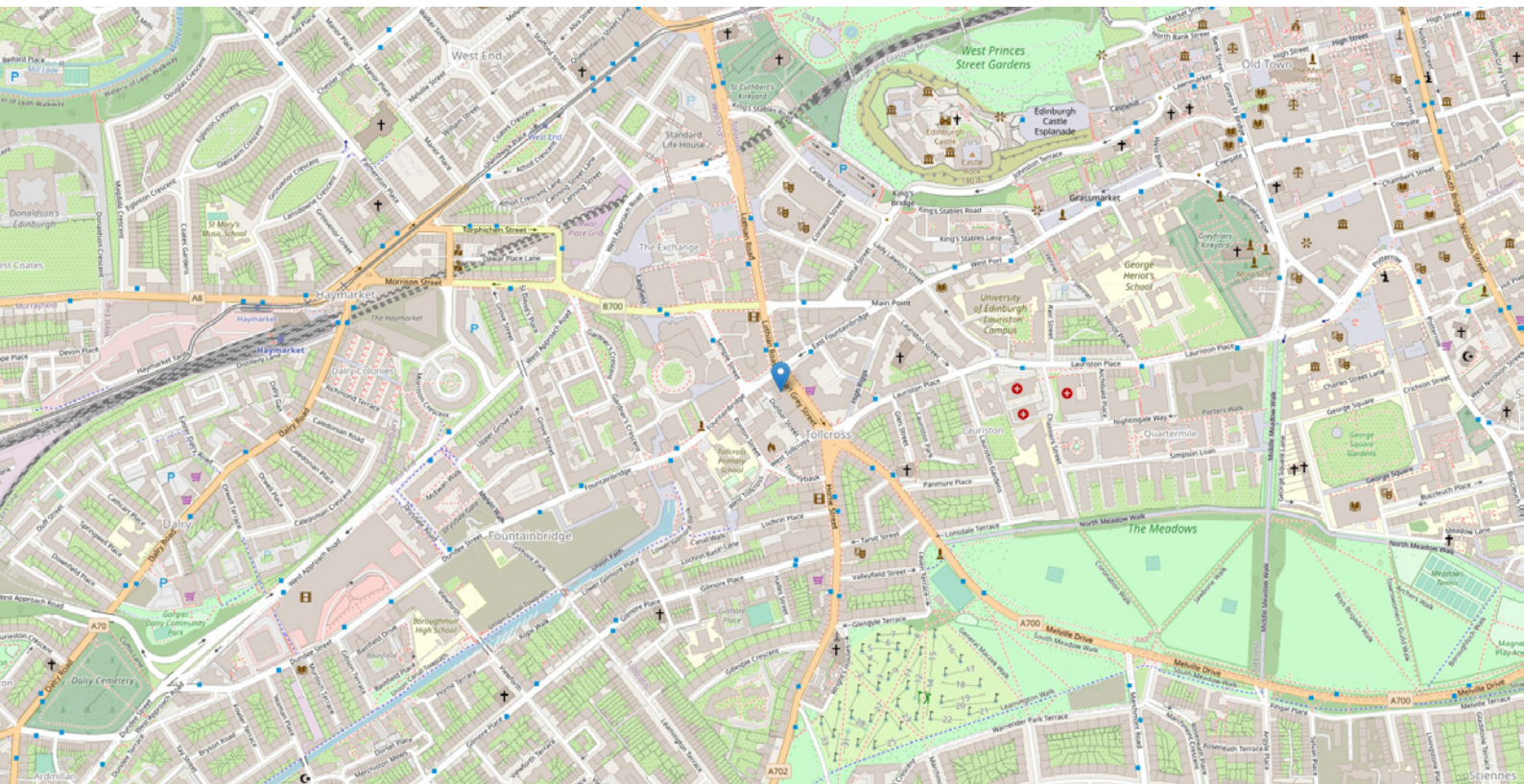


Approximate Dimensions
(Taken from the widest point)

Living Room 4.92m (16'2") x 3.26m (10'8")
Kitchen 4.70m (15'5") x 3.26m (10'8")

Bedroom 3.61m (11'10") x 3.27m (10'9")
Bathroom 2.09m (6'10") x 2.01m (6'7")

Gross internal floor area (m²): 55m²
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.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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