

15/9 Tarvit Street

TOLLCROSS, EDINBURGH, EH3 9LB



Spacious one-bedroom tenement flat that enjoys excellent proportions and retains a wealth of period character



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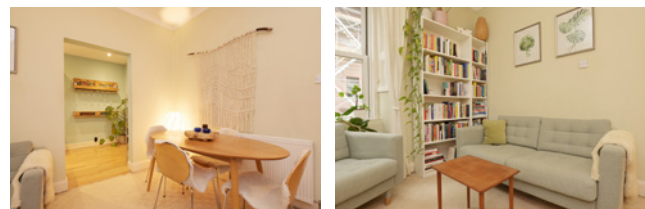


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McEwan Fraser Legal is delighted to present this spacious one-bedroom tenement flat that enjoys excellent proportions and retains a wealth of period character. The flat boasts a large living room, a kitchen breakfast room, a spacious double bedroom with a walk-in wardrobe, gas central heating, double glazing, and a superb city centre location. This would be an ideal first-time buy or sound buy-to-let investment.

THE LIVING ROOM



The accommodation is focused on a large living room that has neutral décor and floods of natural light from a large double-glazed sash window. The space on offer will easily accommodate a large suite and a dining table giving a new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



The adjacent kitchen breakfast room has a range of base and wall-mounted units that are set against a tiled splashback and topped with wooden work surfaces.





The large double bedroom is also bright and neutrally decorated. There is an Edinburgh press, a walk-in wardrobe, and plenty of space for a full suite of freestanding bedroom furniture. The bathroom completes the accommodation and it boasts a three-piece with a shower over the bath and partial tiling.

The property also has a secure entry phone system and the area has zoned permit parking for residents.

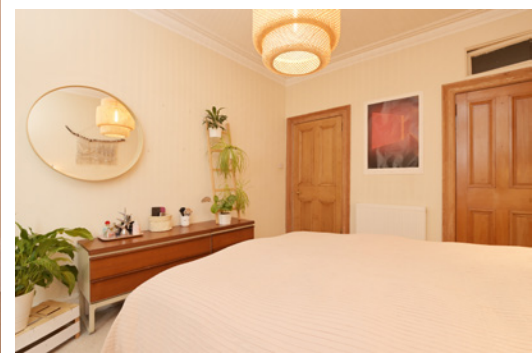
THE BATHROOM



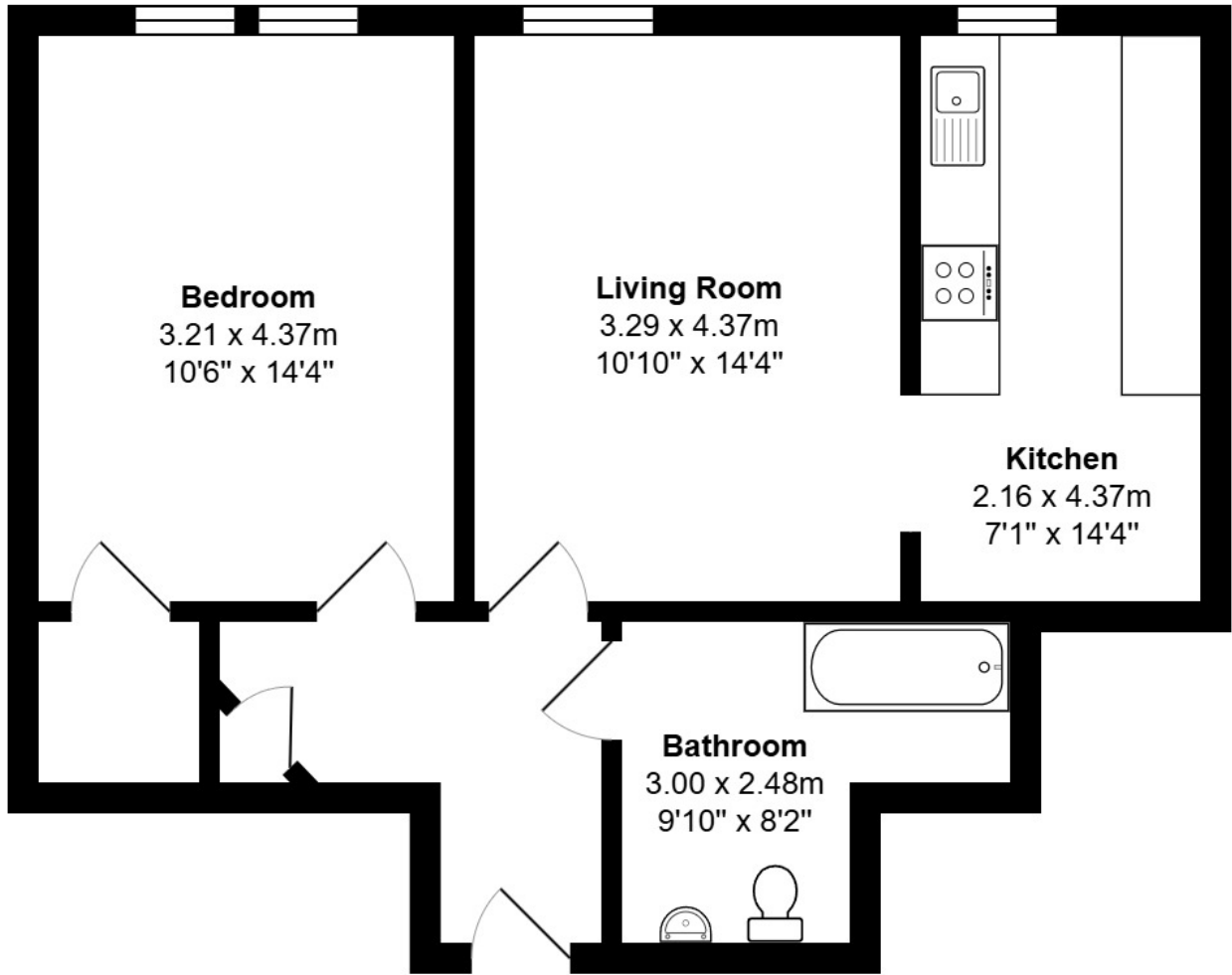
THE BEDROOM



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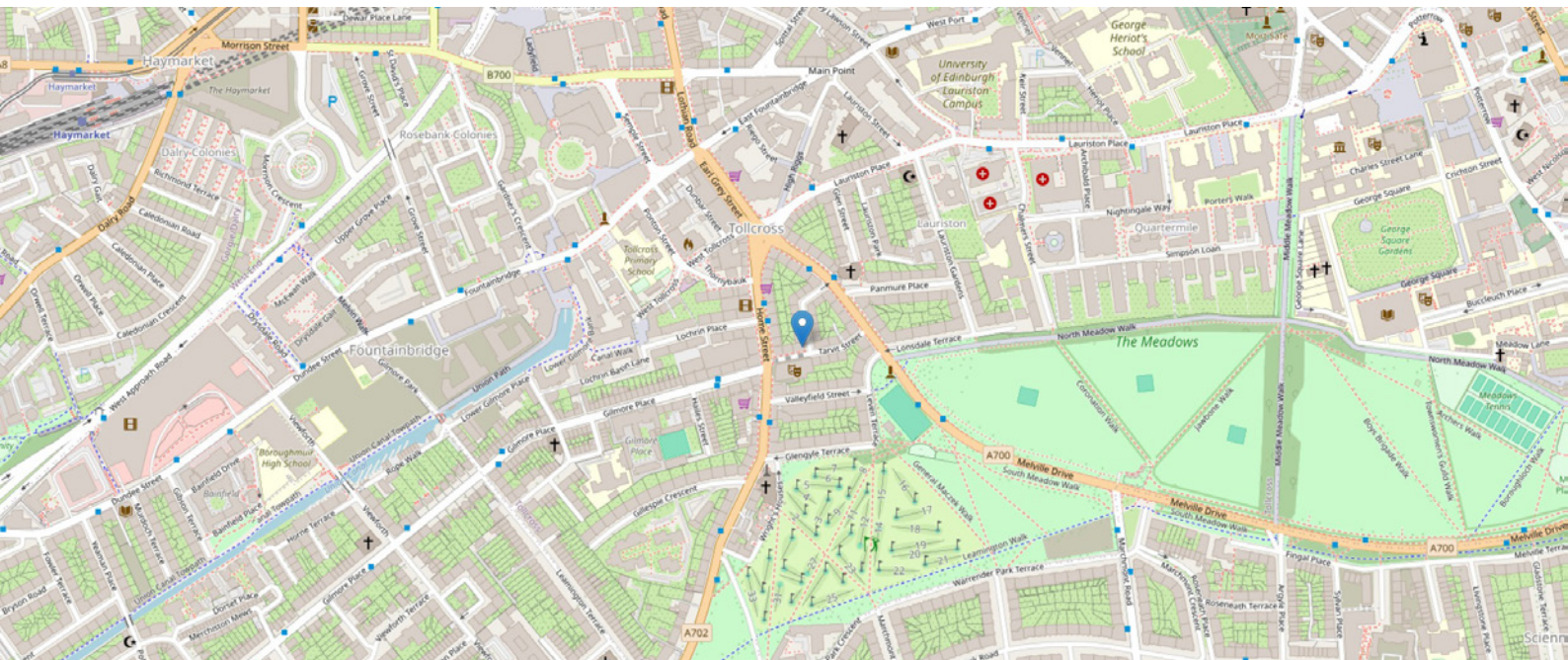


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 52m² | EPC Rating: C



THE LOCATION

Tollcross lies a short distance south of the Edinburgh city centre and is well-positioned to take advantage of a superb range of local amenities that are all within walking distance. Leisure-wise, there are a variety of bars and restaurants nearby as well as some of Edinburgh's highly regarded theatres (including King's Theatre), and cinemas (including the Cameo Cinema).





The Fountain Park leisure and recreational complex just a short distance away offers a wider selection of amenities. The beautiful open spaces of the Meadows and Bruntsfield Links are within walking distance with their open grassland crossed by tree-lined paths and a children's playground, a croquet club, tennis courts and recreational sports pitches. Schooling is well represented from nursery to senior level, and Edinburgh University buildings are within easy walking distance. There is an excellent public transport network that operates to most parts of the town and surrounding areas. Residents zone and meter parking is available in the local area.



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