

# PF1 15 Lochrin Terrace

EDINBURGH, EH3 9QL



GROUND-FLOOR ONE-BEDROOM  
FLAT IN A CENTRAL LOCATION



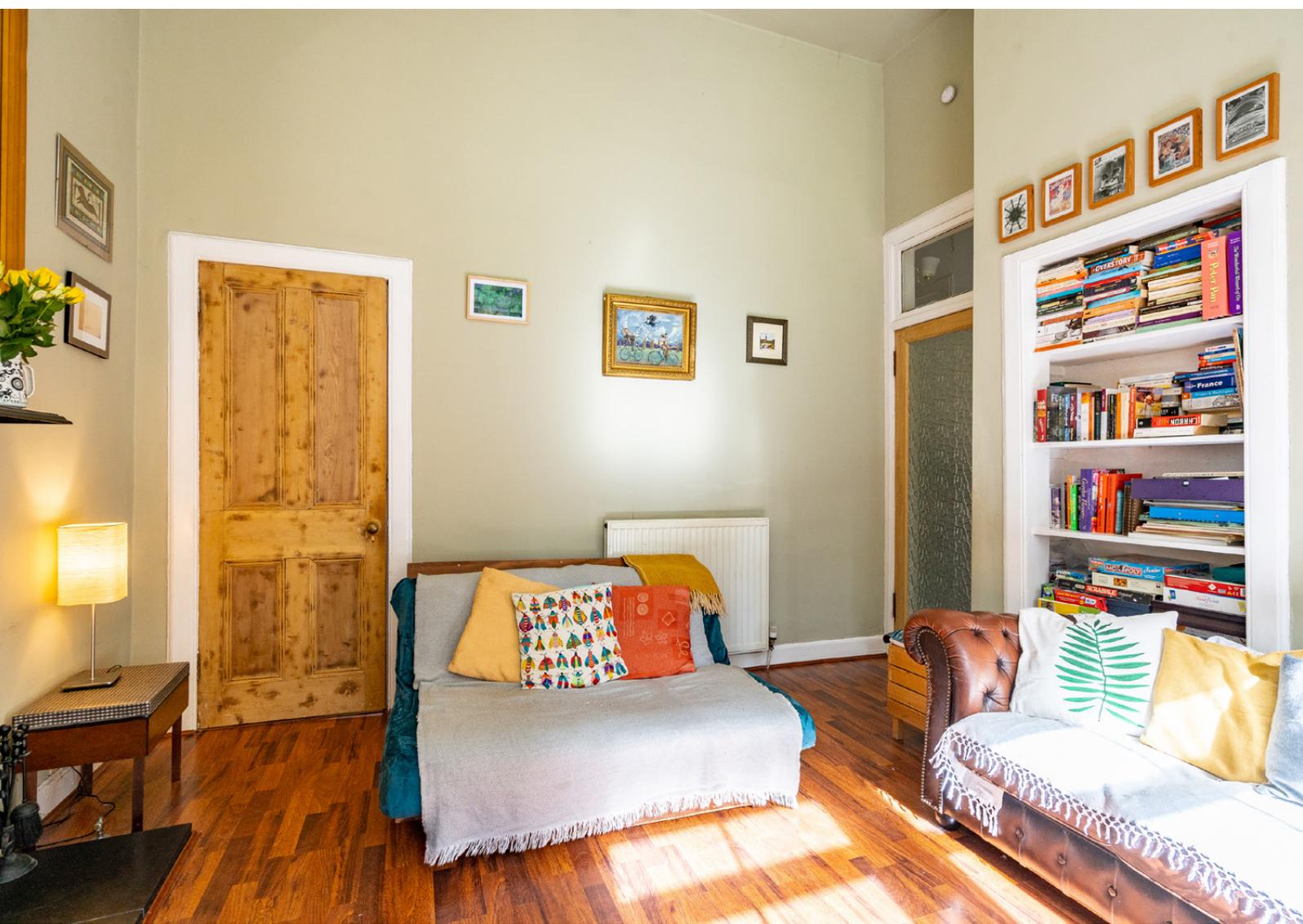
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McEwan Fraser Legal is delighted to present this ground-floor one-bedroom flat in a central location. The property is presented in walk-in condition but has plenty of scope for change, should you wish to put your stamp on the property.

As you walk through the front door, you enter the quintessential high-ceiling, wooden floored hallway with access to a storage cupboard to your right and all other doors branching off down the hall.

From the hall you enter the lounge which, as you can see from the photos, has excellent levels of light shining through on sunny days. You can sit there and bask in the warmth through the large double windows which, when opened, also allow access into the communal gardens. The living room is cosy yet offers plenty of floor space for a full living room suite and benefits from a large storage cupboard. The ornate Victorian fireplace provides a beautiful centrepiece for the room.

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Leading through the lounge is the kitchen. This room has recently had new wooden countertops and benefits from a fairly new boiler, gas hob, integrated oven and ample light once again.



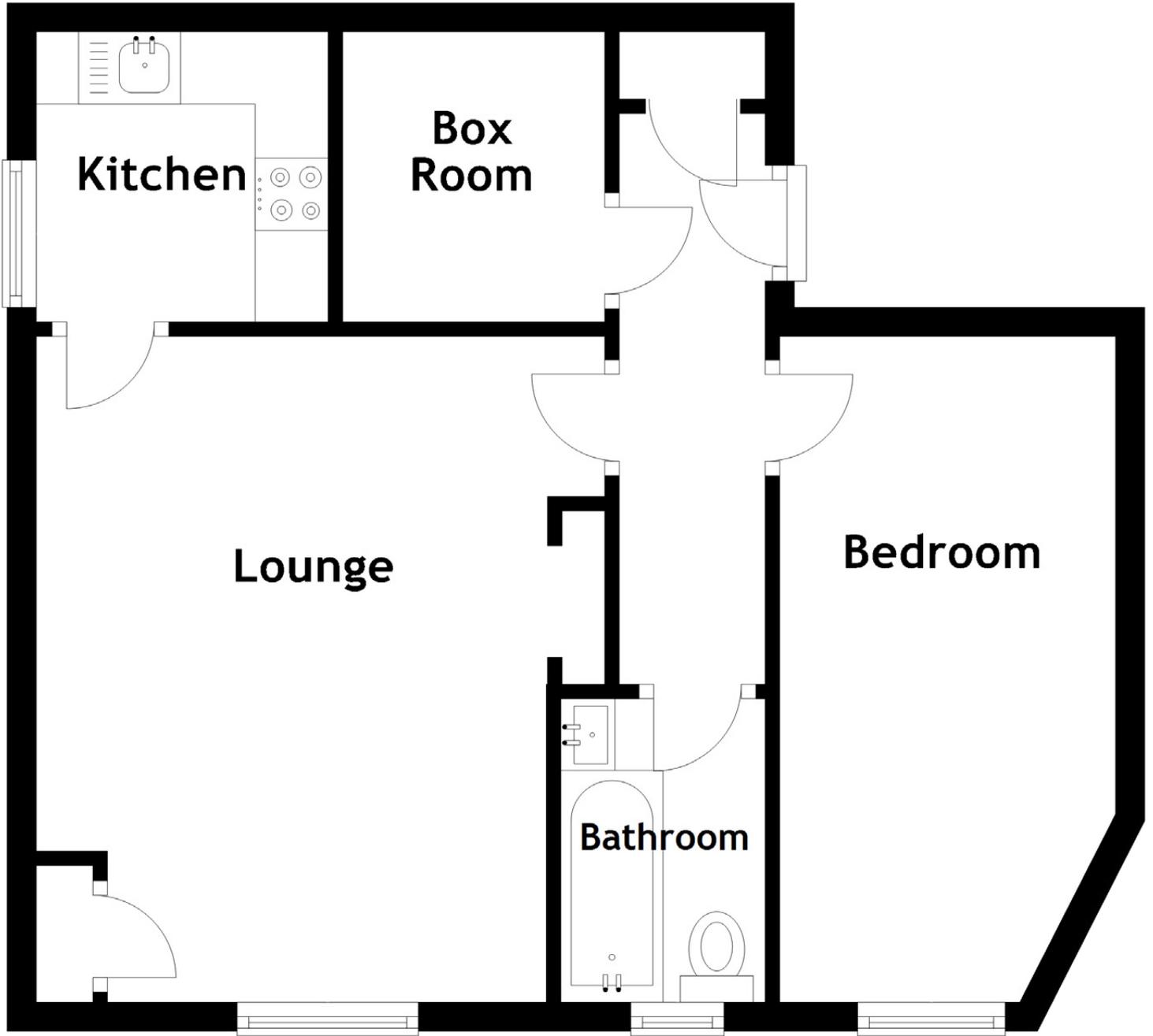
The main bedroom has been fitted with a mezzanine-style bed to make the most use of the floor space. The bed is built to fit a double, which can also easily fit on the floor as usual if you wish. This room benefits from floods of light from the window at the end which looks directly on to the rear communal garden. There is also a box room, currently used as a second bedroom, cleverly fitted with another mezzanine to allow floor space below, with the bed making use of these high ceilings.





To complete this excellent ground-floor flat is the three-piece bathroom suite. This is a rare opportunity to acquire a central flat in a fantastic location. Early viewing is advised as this will not be on the market for long!





**Approximate Dimensions**

(Taken from the widest point)

Lounge	4.60m (15'1") x 3.90m (12'9")	Bathroom	2.10m (6'11") x 1.40m (4'7")
Kitchen	2.00m (6'7") x 2.00m (6'7")		
Bedroom	4.60m (15'1") x 2.30m (7'7")	Gross internal floor area (m <sup>2</sup> ): TBCm <sup>2</sup>	
Box Room	2.00m (6'7") x 1.80m (5'11")	EPC Rating: TBC	





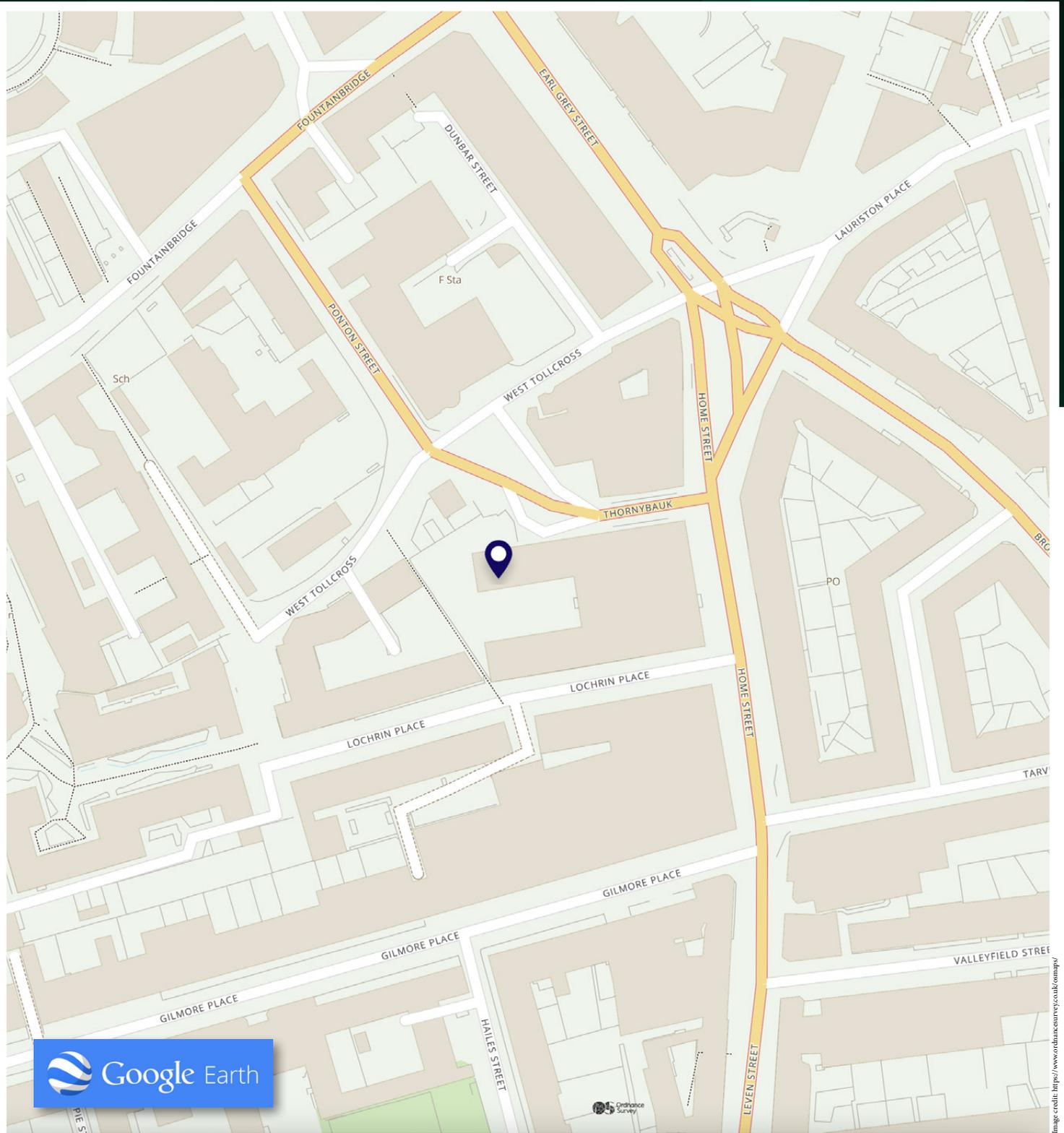
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Centrally located and convenient for access to the financial institutions and offices of the city centre as well as many of the Edinburgh University campuses, Tollcross is also only a short walk from Edinburgh's famous Princes Street, George Street, 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.

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# McEwan Fraser Legal

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