




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

124/75 Lothian Road
EDINBURGH, EH3 9DD



THE LOCATION

Edinburgh's city centre and West End are famous for their Georgian and Victorian architecture. The interiors often feature spacious high ceiling rooms with beautiful, ornate cornice work and ceiling roses. There is possibly no greater concentration of this style and quality of architecture to be found anywhere else in Britain. Princes Street, with its beautiful backdrop of Edinburgh Castle and Princes Street Gardens, offers some of Edinburgh's most specialist shops, as well as truly extensive shopping facilities and is virtually on the doorstep. There is an endless variety of restaurants and bars with every possible taste in food catered for.

Tollcross is within walking distance to Edinburgh's financial district, with both Waverley and Haymarket railway station less than a mile away for further commuting. An excellent bus service links the neighbourhood to the rest of the city and the new tram service gives easy access to the west of the capital including the Gyle Centre and Edinburgh Airport. The area offers a great cosmopolitan choice of eating and drinking places and all of the central theatres, cinemas, museums, and gyms are within walking distance. Edinburgh's Universities are easily accessible, as is the Edinburgh College of Art.



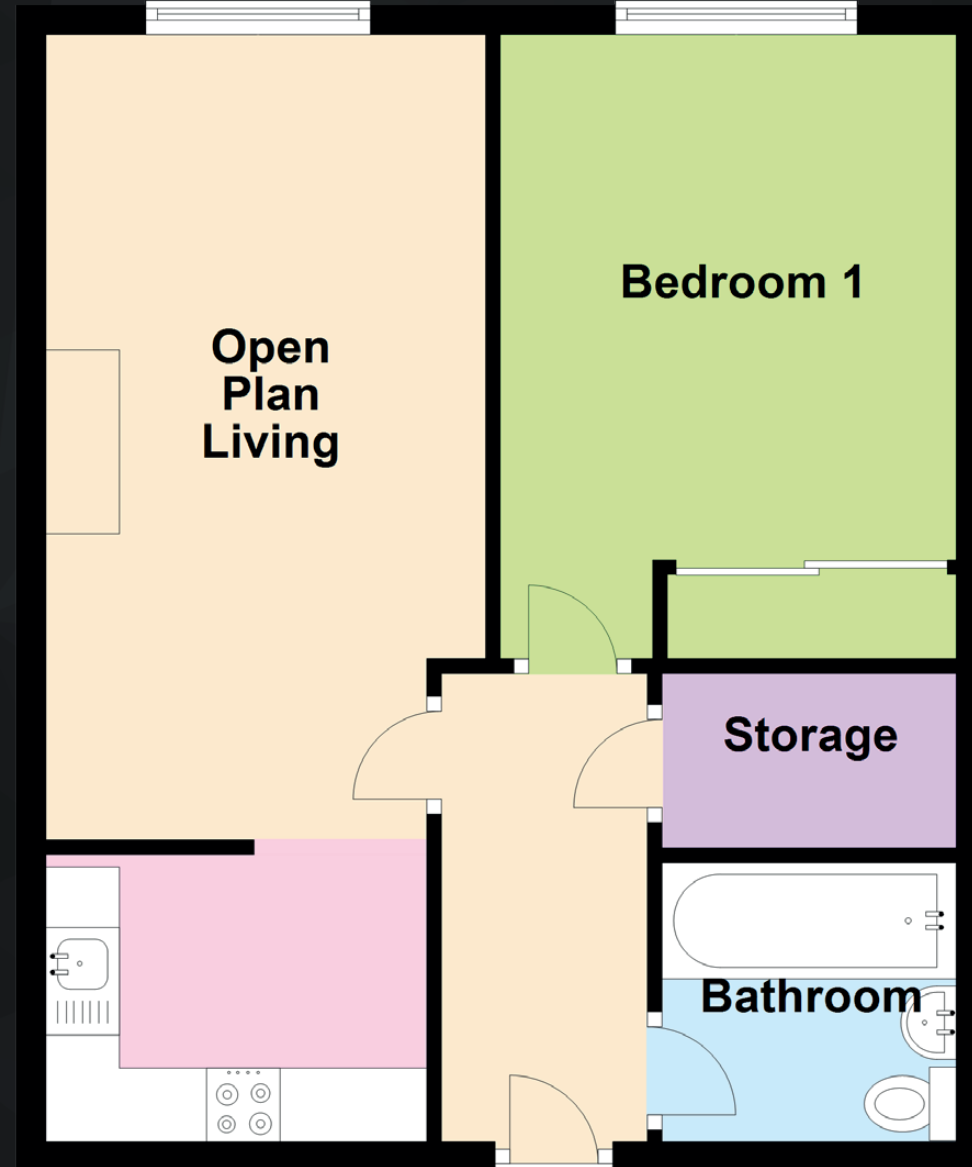
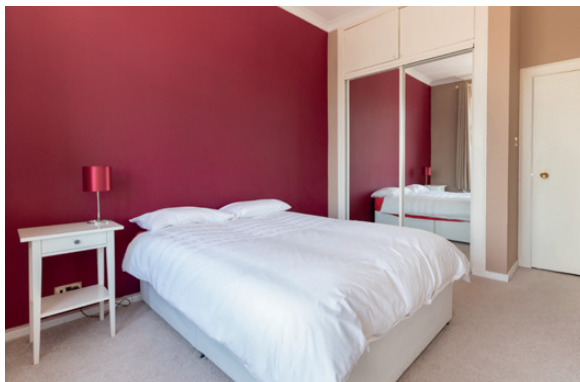


THE PROPERTY

McEwan Fraser Legal are delighted to present this desirable one bedroom top floor flat which enters into a well-maintained foyer with access being gained via a new secure entry system. The property is brought to the market in excellent condition and has been well cared for by the current owner as well as benefitting from a fully refurbished residents area.

Each of the rooms are well proportioned. Internally the property consists of an entrance hallway with access to all rooms. The spacious lounge/kitchen has a large window with breathtaking views of Edinburgh Castle and across the rooftops of Edinburgh's tenement flats making for an open sky view, this room makes the most of the space on offer and incorporates a very functional nicely finished kitchen. The Kitchen comes with integrated fan oven and electric hob with freestanding white goods. Accessed via the hallway, there is a spacious three-piece bathroom with a shower over the bath. The generous double bedroom completes the rooms, again the bedroom boasts some excellent views and benefits fitted mirrored wardrobes. This property is bright and inviting, the welcomed additions of double glazing and gas central heating make for a warm and cost-effective home all year round.



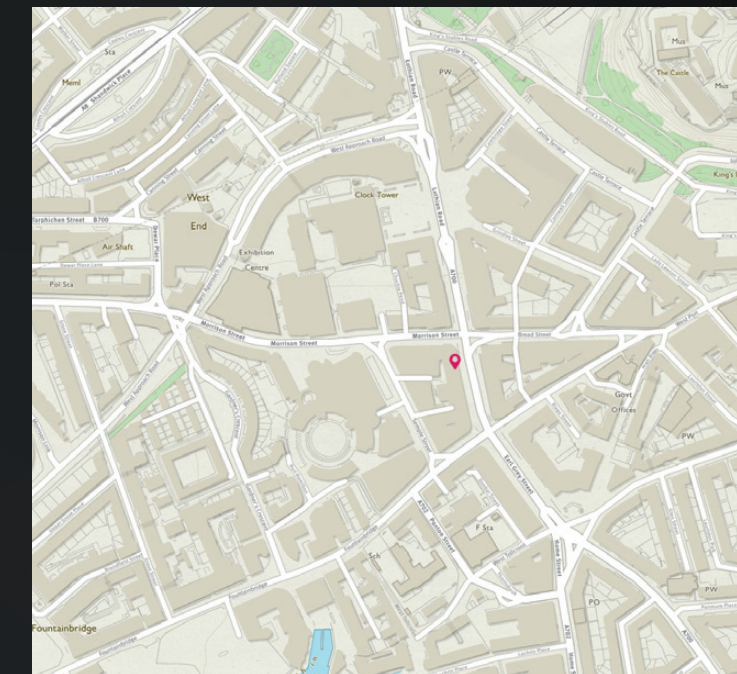


Approximate Dimensions
(Taken from the widest point)

Open Plan Living	7.52m (24'8") x 2.99m (9'10")
Bedroom 1	4.24m (13'11") x 3.10m (10'2")
Bathroom	1.88m (6'2") x 1.64m (5'5")

Gross internal floor area (m²): 46m²

EPC Rating: C





RESIDENTS AREA

As previously mentioned, this property comes with an extensive residents area. It has just been fully renovated and comes fully equipped with a pool, sauna, steam room, games room, lounge area, gymnasium and relaxation area.

Early viewing is advisable, this location and property may prove to be popular with a variety of buyers.





McEwan Fraser Legal

Solicitors & Estate Agents

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

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
BEN STEWART CLARK
 Surveyor



Professional photography
AOIFE McDONALD
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer