

3f2, 36 Lochrin Buildings

TOLLCROSS, EDINBURGH, EH3 9ND



IDEALLY LOCATED CLOSE TO EDINBURGH'S CITY CENTRE, TRANSPORT LINKS, RESTAURANTS, AND PARKS



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser is delighted to present this highly attractive two-bedroom apartment in the vibrant Tollcross district of Edinburgh's city centre.

Presented to the market in excellent condition, the property is currently configured by the owner as a generous one-bedroom home with a dining kitchen, highlighting the flexibility and versatility of the layout. It would make an ideal first-time purchase or a strong buy-to-let investment.

The accommodation is centred around a bright and stylish open-plan kitchen and living area, which enjoys a contemporary feel and excellent natural light. The well-designed kitchen makes superb use of the available space and is fitted with a range of base and wall-mounted units set against a tiled splashback. At the opposite end of the room, there is ample space for a comfortable lounge and supporting furniture, creating an inviting and practical living environment.

The Property







The principal bedroom is a spacious and elegant double room, enhanced by attractive period coving, a deep walk-in storage cupboard, and plenty of space for a full suite of bedroom furniture. The second bedroom is also a well-proportioned double and benefits from charming period features.



Bedroom 2

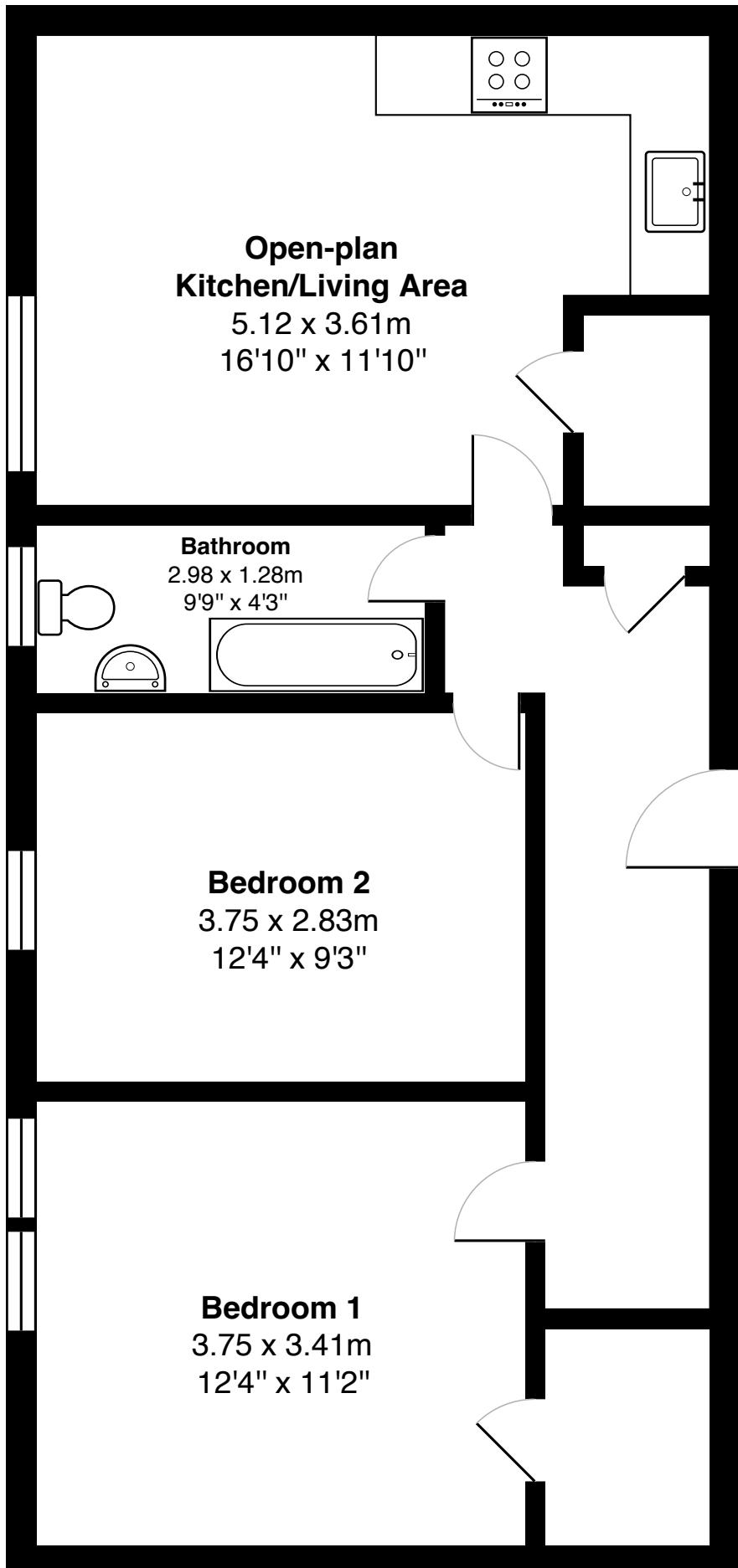




Completing the accommodation is a modern, naturally lit bathroom with partial tiling, a contemporary white suite, and a mains-fed shower over the bath.









Further benefits include gas central heating and double glazing, ensuring warmth and comfort throughout the year. Externally, residents enjoy access to a large shared courtyard to the rear of the building.





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.

The Location

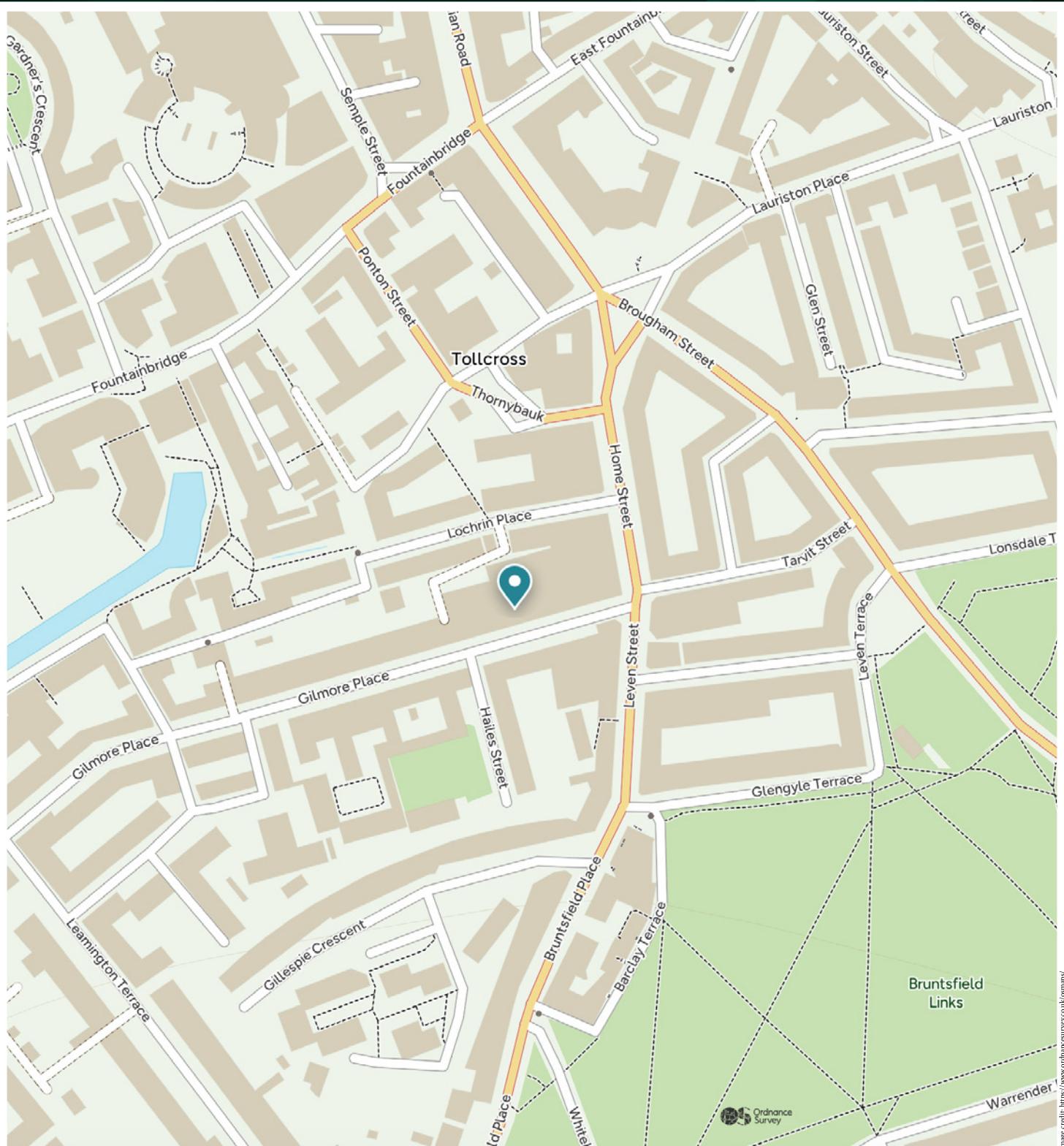


Recreation and leisure options are equally impressive. Fountain Park is just a few minutes away and offers a modern cinema complex, bowling, restaurants and fitness facilities, while the King's Theatre and Cameo Cinema are also nearby, providing a rich choice of cultural entertainment. For those who 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.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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.