

12/2 Drumdryan Street

EDINBURGH, EH3 9LA



*Spacious Two Bedroom Ground Floor Flat In
Edinburgh's Popular Tollcross Area*



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McEwan Fraser Legal is delighted to present this one/two bedroom ground floor flat which is in excellent condition having been well looked after and upgraded by the current owner.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living room which is front facing and benefits from a lot of natural daylight. This living room has previously been used as a second double bedroom.
- Fully equipped kitchen in what could be the open plan living/kitchen. Currently, the kitchen is well served as a spacious and bright rear-facing dining room. Generously proportioned this room offers various possibilities in configuration.

THE KITCHEN/DINER





- The flat has one double bedroom which includes integrated wardrobe space.
- There is a spacious three-piece internal bathroom which is tiled and benefits from a shower over the bath.

THE BATHROOM



THE BEDROOM

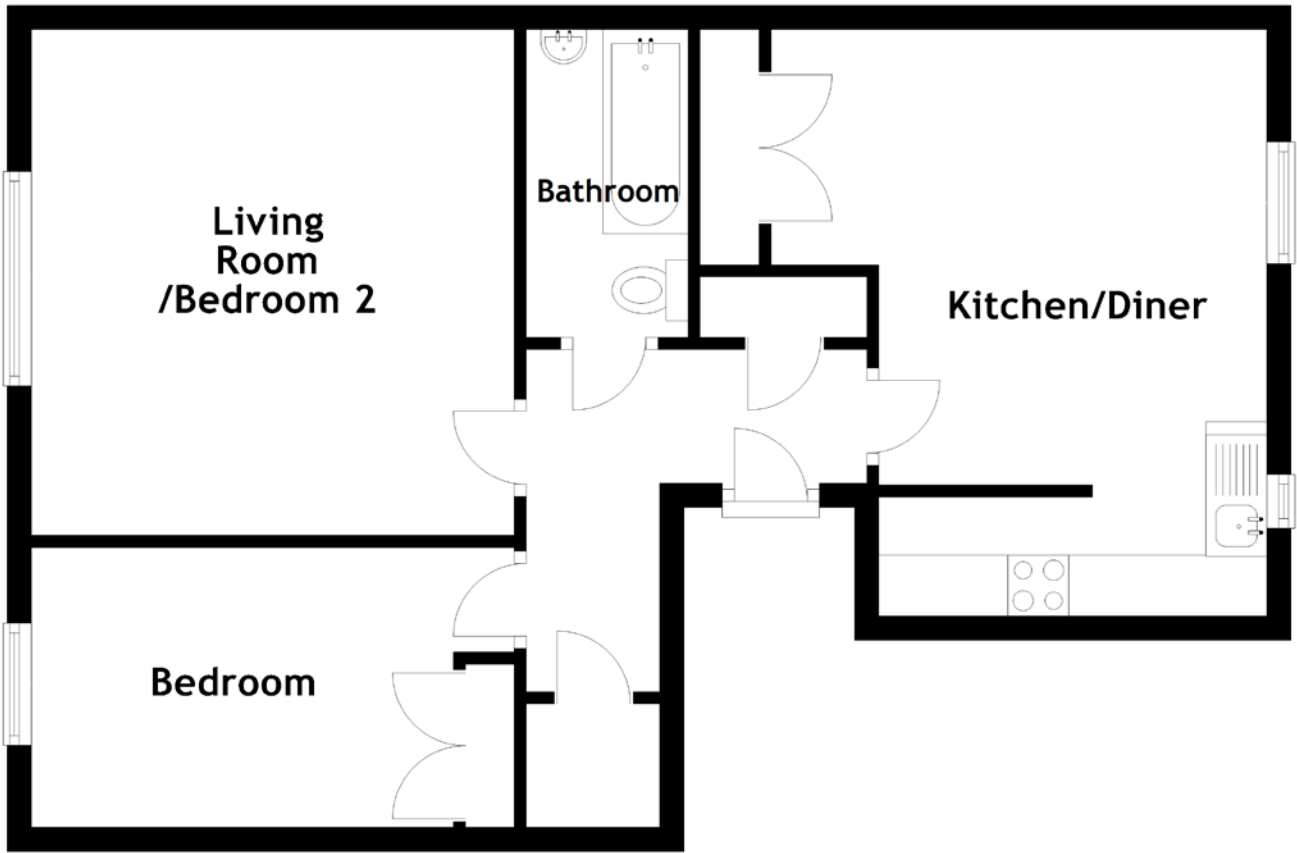


In addition, the property includes gas central heating making for a warm home year round and also benefits from on-street permit parking.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

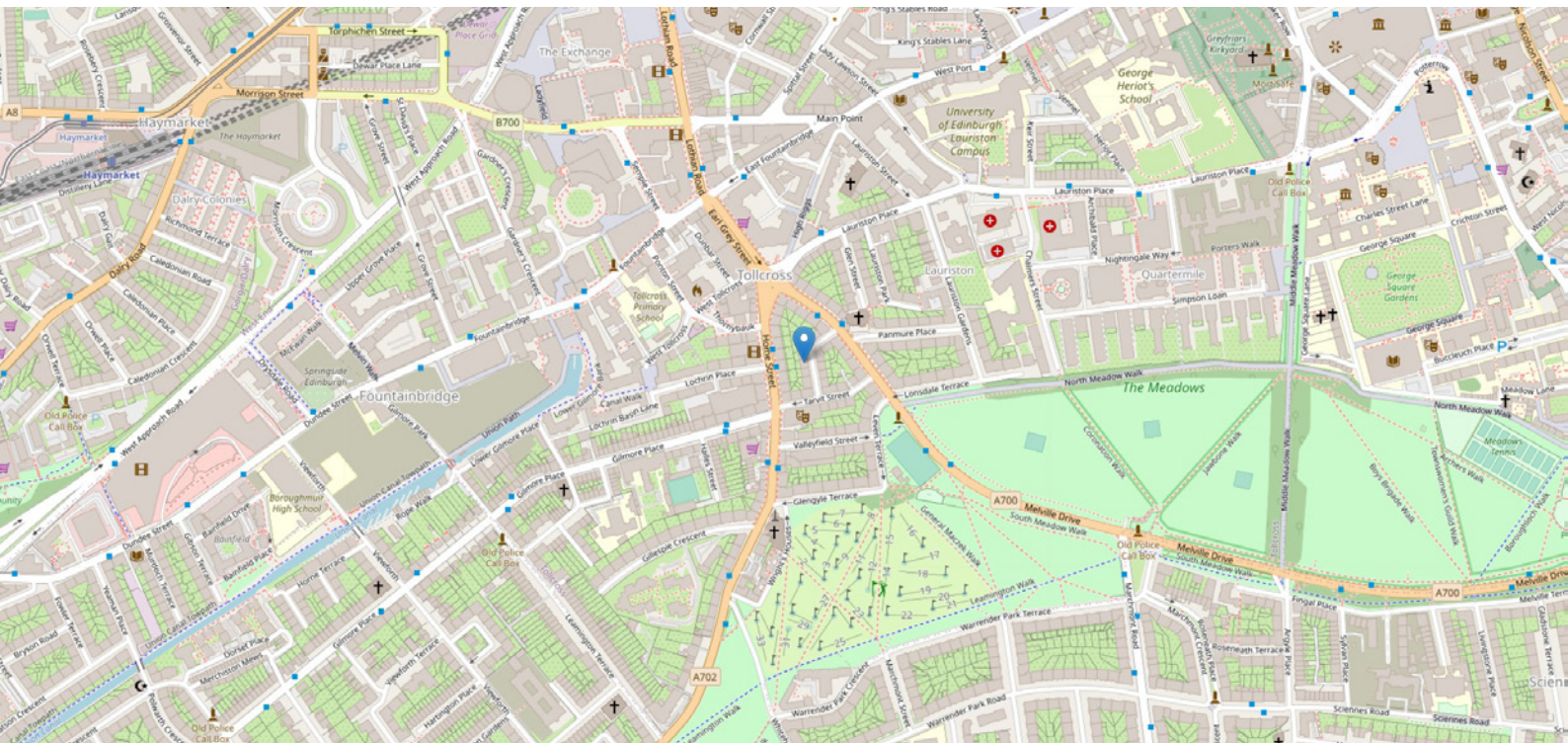
Living Room/Bedroom 2
Kitchen/Diner

4.16m (13'8") x 3.97m (13')
4.82m (15'10") x 4.08m (13'4")

Bedroom
Bathroom

3.97m (13') x 2.30m (7'7")
2.53m (8'4") x 1.33m (4'4")

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.




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**Part
Exchange
Available**



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