

COULTERS[©]

73/5 LOTHIAN ROAD

TOLLCROSS, EDINBURGH, EH3 9AW

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a traditional tenement building in the area of Tollcross in Edinburgh city centre, this tastefully presented top (3rd) floor flat is a fine example of the stunning architectural accommodation located there. Bursting with fine period features which elegantly combine with modern living, this gorgeous home is a 'must-see' property and early viewing is recommended to avoid missing out. Accessed by way of a shared entrance and stair, the front door opens onto a short hall, which in turn leads to a beautiful, generously proportioned sitting room boasting ornate cornice and attractive wood panelled doors.

KEY FEATURES



Handsome third floor flat.



Beautifully presented double bedroom.



Close to Princes Street Gardens.



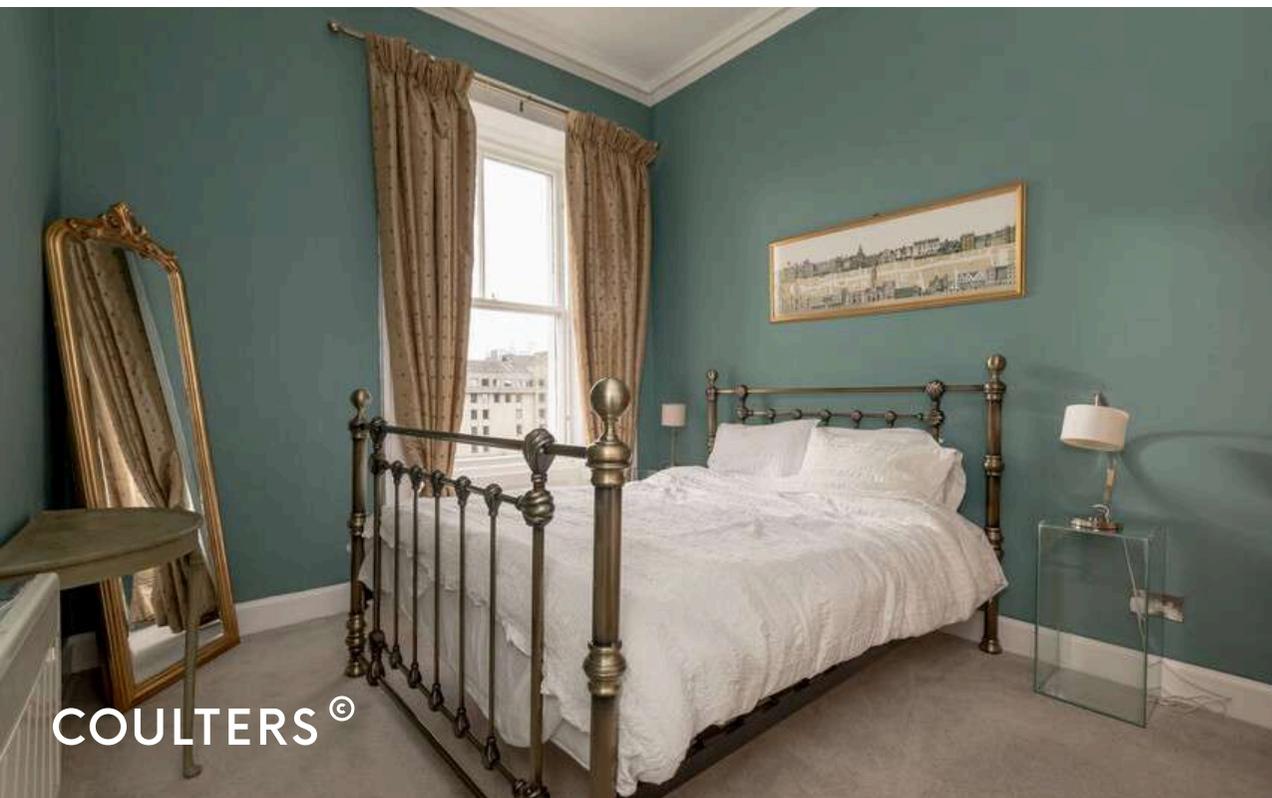
Permit holder and metered parking on the surrounding streets.



Located in the popular area of Tollcross.



A vast array of excellent local amenities nearby.





Situated off the sitting room is a sleek fitted kitchen with white wall and base mounted cabinetry and a wood effect worksurface to maximise storage. The integrated appliances comprise; electric hob, extractor hood, oven, fridge/freezer, dishwasher and microwave. The charming double bedroom has simple, yet elegant cornice work and an outlook to the front of the building. The modern shower room has a superb rainfall shower cubicle (with attachment), WC and wash stand (with cupboards below).

Residents permit holder parking is available on the surrounding streets and the wonderful green open spaces of Princes Street Gardens and The Meadows are within walking distance.



THE LOCAL AREA

The Tollcross district is within walking distance of the City's West End, Princes Street and the historic Old Town. It is well-placed for excellent shopping and local amenities, fitness centres and the banking district. The property location is also convenient for The University of Edinburgh, Edinburgh Napier and Edinburgh College of Art. Recreational facilities in the immediate locale include: The Lyceum Theatre, the Usher Hall, the Kings Theatre, a range of cinemas and a wide selection of excellent restaurants and coffee bars. Nearby, are the open spaces of the Princess Street Gardens, The Meadows and Bruntsfield Links. Frequent public transport services enable travel to all parts of the city including Edinburgh International Airport.

EXTRAS

All blinds, light fittings, fitted carpets and integrated appliances are included in the sale price.

GET IN TOUCH



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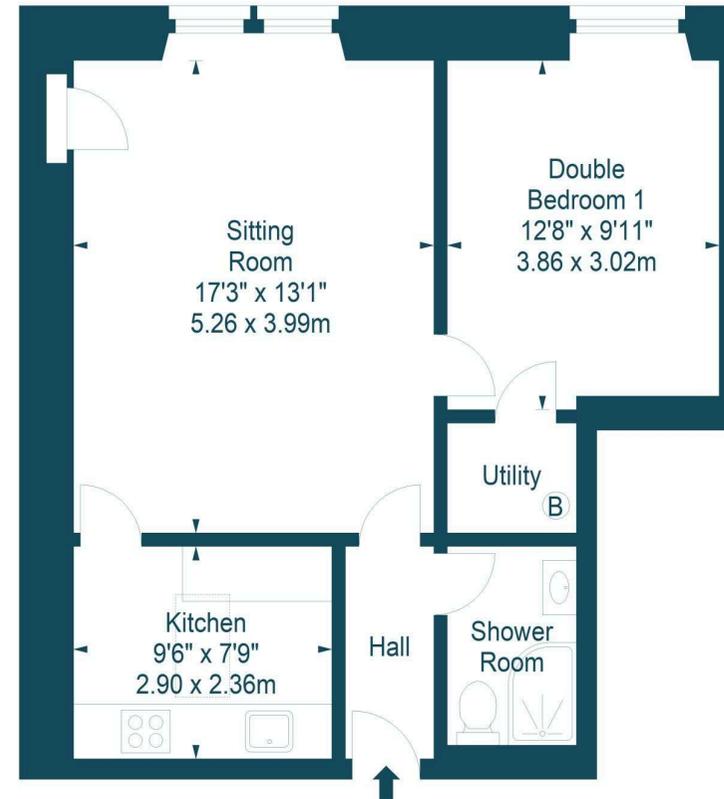


enquiries@coultersproperty.co.uk

Lothian Road,
Edinburgh,
Midlothian, EH3 9AW



Approx. Gross Internal Area
553 Sq Ft - 51.37 Sq M
For identification only. Not to scale.
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Third Floor

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.