

COULTERS[©]

17/3 LOCHRIN PLACE

TOLLCROSS, EDINBURGH, EH3 9QT

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This charming one bedroom ground floor flat has an excellent location in lively Tollcross, close to a fantastic range of amenities yet quietly positioned on a 'no through' street. Modified to create clever sleeping and home working solutions, the flat has a flexible set up that can be used in different ways depending on the owner's requirements.

The comfortable living room retains original features such as paneled doors and wooden flooring plus a feature fireplace. Recessed from the living room, is an open plan kitchen fitted with modern, shaker style units painted in a stylish deep green tone, solid oak worktops and tiled splashback.

Both the bedroom and box bedroom have mezzanine levels that make the most of the high ceilings available. The mezzanine in the front bedroom is currently used as a home office whereas in the box room, stairs have been built in to create easy access up to the sleeping area whilst keeping the area below for storage. A partially tiled bathroom suite and a central hall with full height ceiling and handy pulley clothes dryer, complete the accommodation.

KEY FEATURES



Ground floor flat



One bedroom plus box-bedroom



Shared gardens and roof terrace to rear



Permit parking available



Short stroll to the Meadows & university



Shops, restaurants & theatres on the doorstep



The flat has single glazing as well as secondary glazing. Gas central heating is operated via a modern boiler fitted in just 2020. The building has been recently fitted with a new secure entry system.

Externally, the flat has access to a shared rear garden which is on a split level. The upper level is a roof terrace with drying lines and residents have added outdoor seating and raised planters. There is permit as well as pay and display parking available on the surrounding streets.



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 and fitted flooring are included in the sale price. Other items may be available by separate negotiation. Please note that the stained glass window inserts are not included in the sale.

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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.