

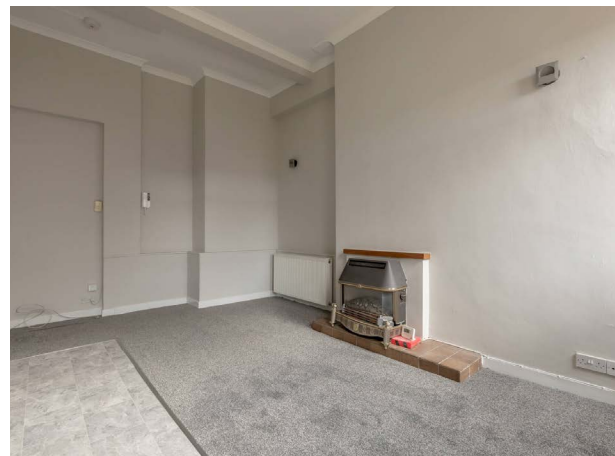


"A well presented fourth floor flat situated within a historic building which has a swimming pool, sauna & gymnasium"

- Lift
- Hall with two storage cupboards
- Sitting room
- Open plan fully fitted kitchen
- Double bedroom
- Modern bathroom
- Gas central heating
- Double glazing
- Swimming pool

EPC Rating D

FIXED PRICE £210,000



Description

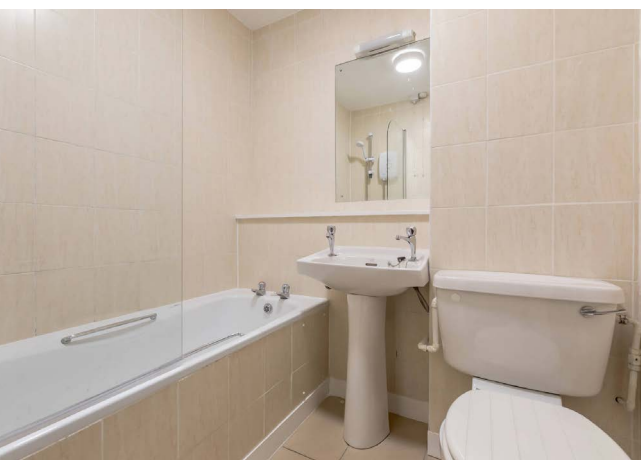
A well presented fourth floor flat situated within a historic B Listed building which boasts a swimming pool, gymnasium and sauna. This delightful property is quietly situated to the rear and benefits from a lift, double glazing and gas central heating. In brief the accommodation comprises; hall with two storage cupboards providing useful storage, sitting room with two windows to the rear, open plan fully fitted kitchen, double bedroom, and modern bathroom with shower over the bath.

Area

Located less than a mile south of Princes Street and the city's fashionable West End, Tollcross could hardly be more convenient or central. The area plays host to numerous restaurants and bars, as well as the Odeon Cinema, The Usher Hall, The Traverse, Lyceum and King's Theatres. There is a Sainsbury Local and a Tesco Metro just minutes from the flat and an eclectic mix of small speciality shops. The Union Canal is also nearby and offers lovely peaceful walks, a cycle path and boating opportunities. The Fountain Park Leisure Complex boasts a health club, a multi screen cinema, a casino and a number of popular eateries. Napier and Edinburgh Universities, Edinburgh Art College and Edinburgh College are all within easy reach. For those who require to travel out of the city, Haymarket Rail Station is within a short walk and there is a tram stop at the West End linking directly with Edinburgh International Airport.

Viewing

By appointment contact Lindsay's on 0131 229 4040

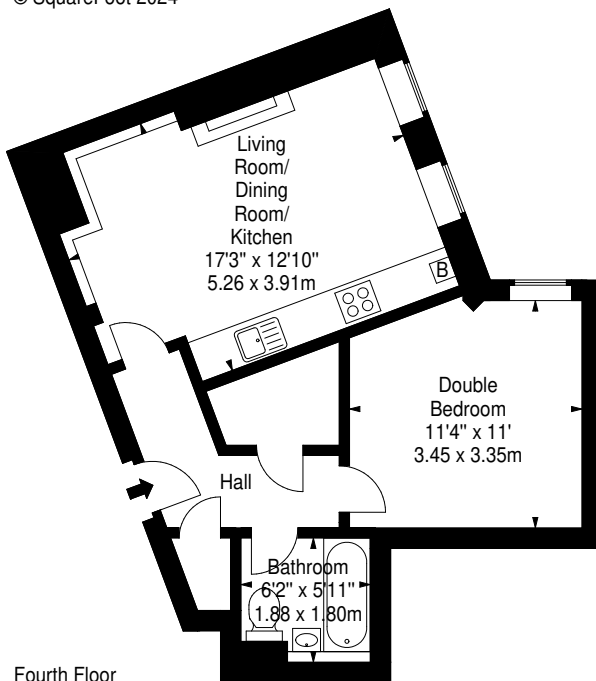


**Lothian House,
Lothian Road,
Edinburgh, EH3 9DD**



SquareFoot

Approx. Gross Internal Area
457 Sq Ft - 42.46 Sq M
For identification only. Not to scale.
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Fourth Floor

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Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.