



lindsays

21(1F2) Tarvit Street,
Tollcross, Edinburgh EH3 9JY

"Centrally located one double bedroomed first floor flat with shared rear garden"

- Traditional first floor flat
- Central location in Tollcross
- Sitting room
- Double bedroom with en-suite shower cubicle
- Kitchen
- WC compartment
- Double glazing
- Gas central heating
- Shared rear garden

EPC Rating C

OFFERS OVER £155,000



Description

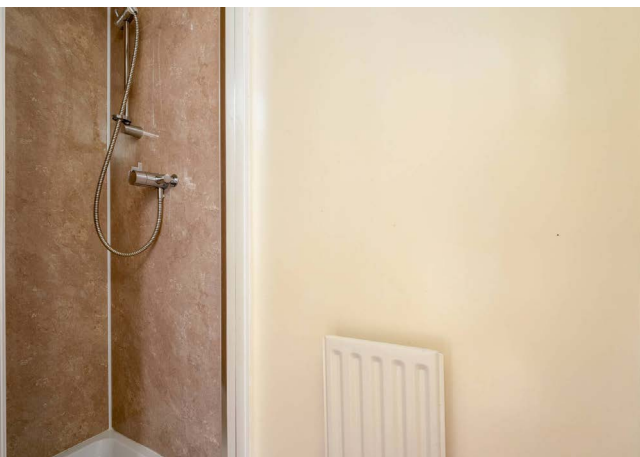
A centrally located one bedroom flat requiring upgrading. The property is located in the Tollcross area of Edinburgh, conveniently close to The Meadows and enjoying easy access to Princes Street and the city centre. The flat is located on the first floor of a traditional tenement building and is accessed via a secure entry phone system. The internal accommodation comprises of a hallway, WC compartment, sitting room, kitchen and a double bedroom with en-suite shower cubicle. The property is fully double glazed, has gas central heating and access to the shared garden to the rear.

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 Edinburgh Filmhouse, 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

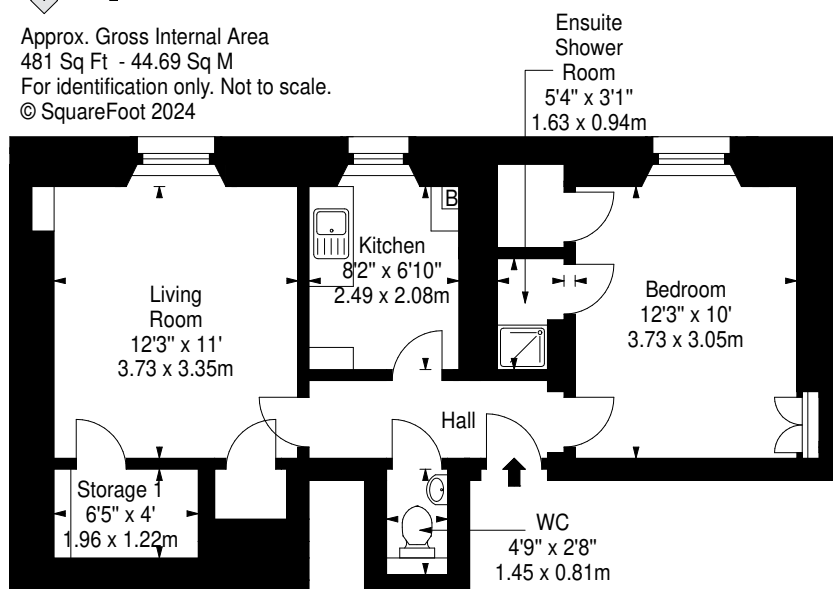


**Tarvit Street,
Edinburgh,
Midlothian, EH3 9JY**



SquareFoot

Approx. Gross Internal Area
481 Sq Ft - 44.69 Sq M
For identification only. Not to scale.
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First Floor

T: 0131 229 4040 **E:** edinburghproperty@lindsay's.co.uk **W:** property.lindsay's.co.uk

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.