



33/4 Tarvit Street
Tollcross, Edinburgh
EH3 9JY



Property Summary

This traditional first-floor flat is a charming two-bedroom residence that is brought to market in true move-in condition. It offers buyers an appealing blank canvas, and benefits from a modern kitchen, as well as a quality one-piece shower room with a separate two-piece WC. The home also boasts a desirable position in sought-after Tollcross, located beside The Meadows in easy reach of fantastic amenities, transport links, and the heart of the city centre – perfect for a wide demographic of buyers.

Please contact us for more information:

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of the property



Features

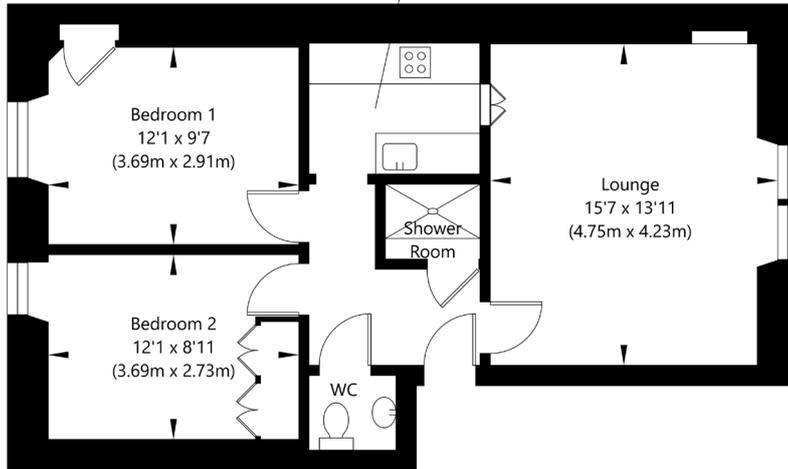
- A bright and spacious first-floor flat
- Part of a traditional tenement building
- Convenient location in popular Tollcross
- Neutral interiors and period details
- Secure telephone-entry system
- Welcoming entrance hall
- Spacious, southeast-facing lounge
- Modern kitchen with serving hatch
- Two bedrooms with built-in storage
- Shower room with a separate WC
- Low-maintenance communal garden
- Controlled permit parking (Zone 4)
- Gas central heating system
- Heritage-style double-glazed sash and case windows



Floorplan

Approx. Internal Area 56.79 Sq M / 611 Sq Ft.
Not to scale. For identification only.
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First Floor

Kitchen
8'3 x 6'4
(2.52m x 1.93m)



EPC Rating - C | Council tax band - C | Home report Value - £ 275,000

Extras: all fitted floor and window coverings, light fittings, integrated induction hob, oven, fridge/freezer, and dishwasher, and an undercounter washing machine to be included in the sale.



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Price & Viewings

Please refer to our website
www.watermans.co.uk

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