13 (3F1) Lochrin Terrace,
Edinburgh, EH3 9QL



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Located in the popular Tollcross area of the city, we are delighted to offer for sale this bright and attractive rear facing top (3rd) floor flat forming part of a traditional tenement building with secure entry and shared rear garden. The flat benefits from gas central heating, double glazing and a versatile boxroom.

The accommodation includes an entrance hallway with storage cupboard. The lovely lounge/kitchen has twin windows overlooking the rear, space for dining and two storage cupboards (one of which houses the boiler). The kitchen area is fitted with a range of modern base and wall units with the oven, hob, washing machine and fridge/freezer to remain. The generous double bedroom has window the rear and feature decorative fireplace.There is also a versatile boxroom/study suitable for a variety of uses. Completing the accommodation is the shower room with window to the rear fitted with a two piece white suite with shower compartment.

To the rear is a shared garden which is mainly lawn.

Early viewing of this lovely, bright and central flat is essential.

Area Description

A short walk from the City Centre, the property is just a few streets away from the leafy Meadows and Bruntsfield Links. There are many bars, restaurants, bistros and cafes as well as independent shops all within walking distance. The Fountain Park Leisure Complex is nearby providing a multiscreen cinema, fitness centre and restaurants. There is easy access into the city centre by bus or on foot with excellent transport links, ideal for the city professional.









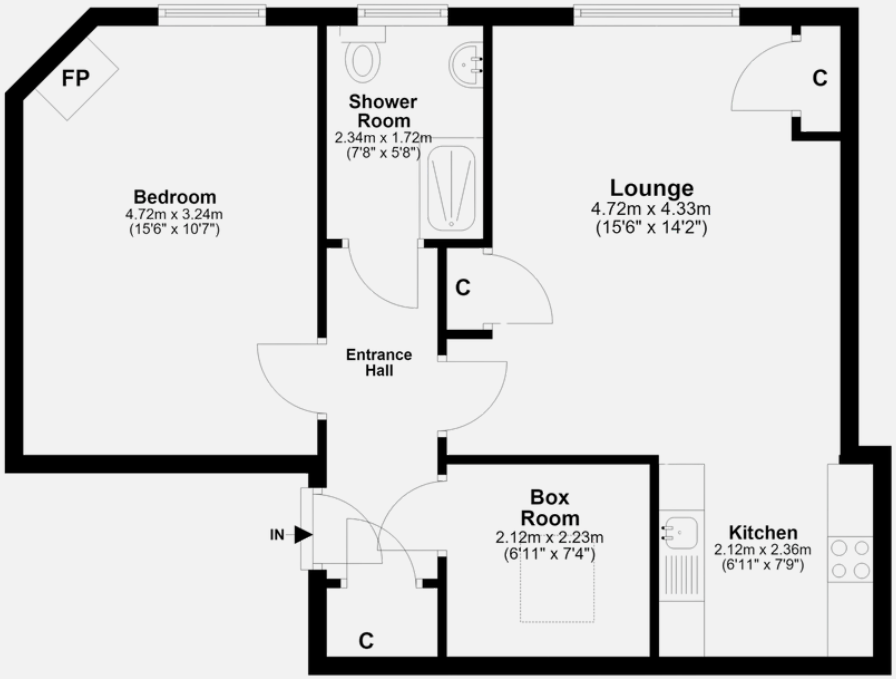












Accommodation

Lounge:	**4.72m x 4.32m (15'6" x 14'2")**
Kitchen:	**2.1m x 2.36m (6'11" x 7'9")**
Bedroom:	**4.72m x 3.23m (15'6" x 10'7")**
Box Room:	**2.1m x 2.24m (6'11" x 7'4")**
Shower Room:	**2.34m x 1.73m (7'8" x 5'8")**

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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