



*"A very centrally located one bedroom flat on the second floor of a traditional period tenement building"*

- Central location
- Traditional tenement building
- Sitting room with kitchen off
- Spacious double bedroom
- Bathroom
- Double glazing
- Electric heating
- Superb views of Edinburgh Castle

EPC Rating D

**FIXED PRICE £170,000**

**£5,000 BELOW HOME REPORT VALUATION**



## Description

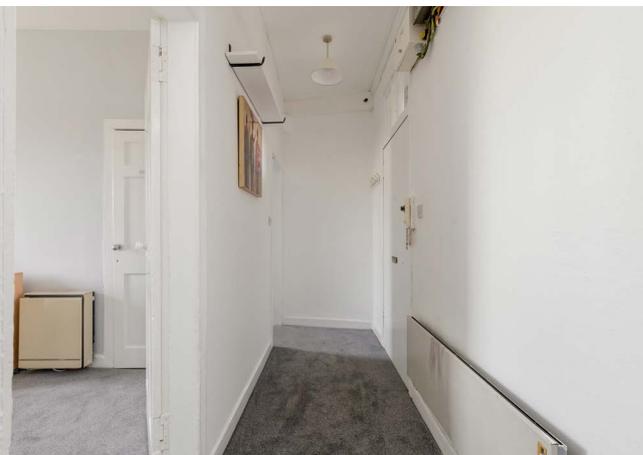
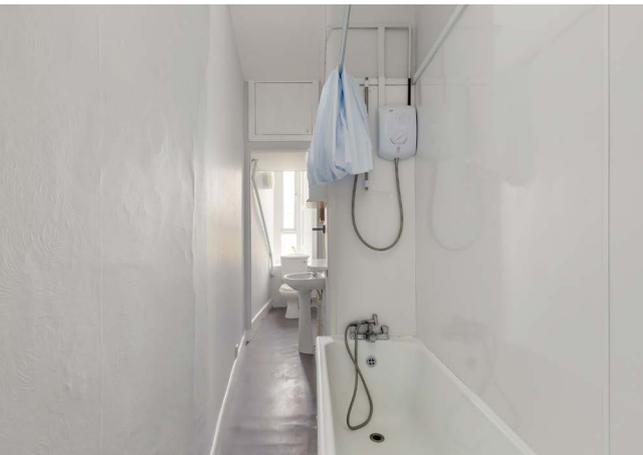
A very centrally located one bedroom flat on the second floor of a traditional period tenement building. The property is within a short walk to the financial district, Grassmarket, Lothian Road and Princes Street, with many local amenities easily accessible. Access is via a secure entry-phone system into a communal stair. The internal accommodation comprises; hallway, sitting room with kitchenette off, well-proportioned double bedroom and the bathroom. The property further benefits from electric heating and is fully double glazed. There are superb castle views 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

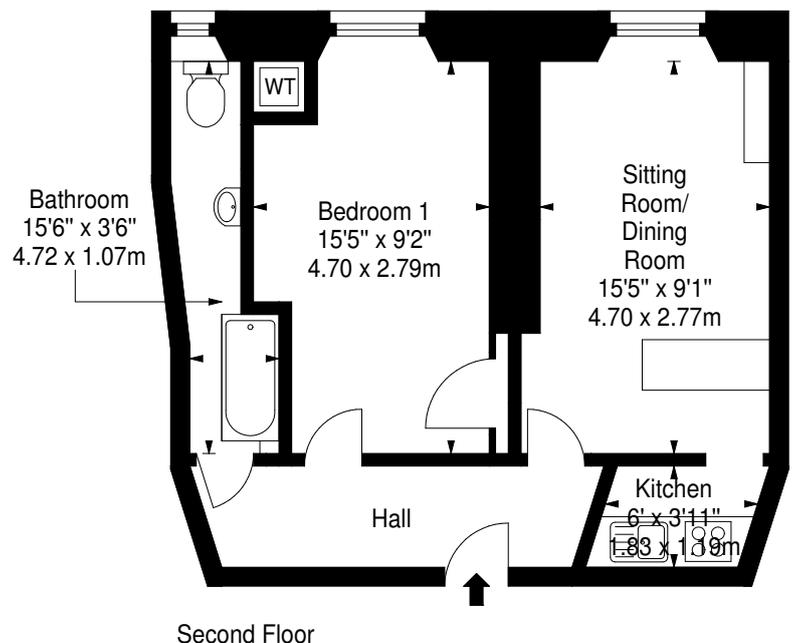
By appointment contact [Lindsays.propertyadmin@lindsays.co.uk](mailto:Lindsays.propertyadmin@lindsays.co.uk)



**Bread Street,  
Edinburgh, EH3 9AL**



Approx. Gross Internal Area  
465 Sq Ft - 43.20 Sq M  
For identification only. Not to scale.  
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