



**4 (1F2) DRUMDRYAN STREET
TOLLCROSS
EDINBURGH
EH3 9LA**

**OFFERS OVER
£185,000**

 **CONNELL & CONNELL** WS
SOLICITORS AND ESTATE AGENTS

**SPACIOUS
FIRST FLOOR FLAT
IN A TRADITIONAL
TENEMENT BUILDING IN
A POPULAR RESIDENTIAL
AREA CLOSE TO GREAT
LOCAL AMENITIES AND
THE CITY CENTRE**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

The property for sale comprises an attractive and spacious first floor flat in a traditional tenement building located in the popular Tollcross residential area.

Tollcross is a vibrant part of Edinburgh, which has in recent years seen a dramatic transformation into a dynamic, bustling neighbourhood. The flat is located close to the financial district and university, presenting an ideal first time purchase or rental opportunity.

The flat is also ideally located for leisure pursuits or shopping with the Meadows only one street away and Princes Street just a short walk away.

Internally the property is in good decorative order throughout and benefits from gas central heating and double glazing. The kitchen appliances are included in the sale. Other items may be available through separate negotiation.

Entrance to the property is via a common passage and stair which also gives access to the communal rear garden.



PROPERTY DETAILS

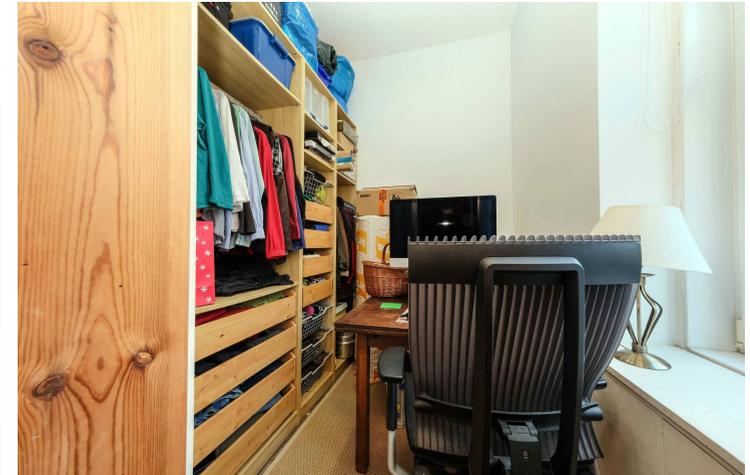
- * Entrance Hall with entryphone system. Deep walk in cupboard.
- * Bright and spacious Lounge with window to front. Decorative cornice. Edinburgh wall press.
- * Fitted Kitchen with matching wall and base units. Integrated gas hob and electric oven. The washing machine and fridge/freezer are included in the sale. Ample work surfaces with integrated sink with drainer and tiled splashback. Central heating boiler. Window to front with cupboards below.
- * Large Double Bedroom with window to rear overlooking gardens and storage cupboard below. Open shelved wall press with storage cupboard.
- * Study with window to rear overlooking gardens. The open wardrobes are included in the sale and provide excellent additional storage space.
- * Shower Room with white two piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Mirror. Extractor.

Energy Efficiency Rating: C



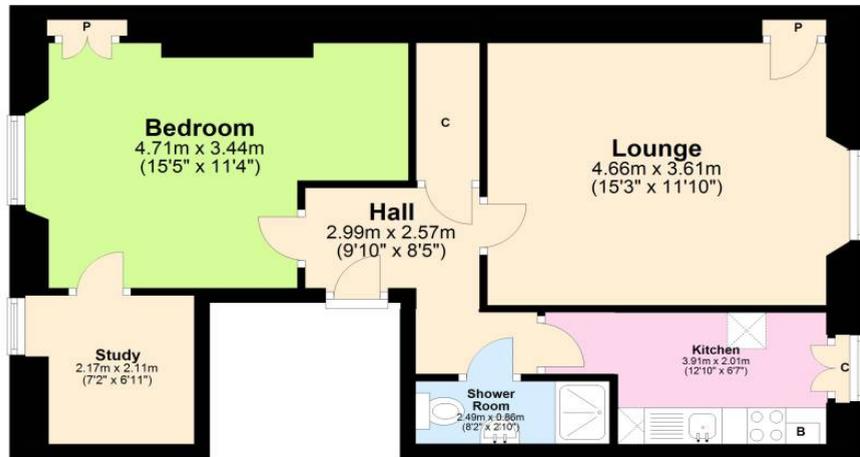
EXTERNAL

There is an enclosed communal garden to the rear of the property. Residents' permit parking is available on application to the City of Edinburgh Council.





First Floor
Approx. 53.3 sq. metres (573.7 sq. feet)



Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

