





McEwan Fraser Legal

Solicitors & Estate Agents

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21/8 Brougham Street

EDINBURGH, EH3 9JS

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LOCATION

Situated within the Tollcross area Edinburgh, Brougham Street is an ideal thriving central location of the city centre.

A few minutes south on foot will appeal as the Meadows and Bruntsfield links provide wide green open spaces perfect for joggers, cyclists and dog walkers alike. There are a wide variety of local specialised shops and supermarkets in the immediate vicinity that provide excellent amenities for everyday living. Edinburgh Castle and Princes Street can also be reached within a ten-minute walk.

Tollcross is within walking distance to Edinburgh's financial district, with both Waverley and Haymarket railway station less than a mile away for further commuting. An excellent bus service links the neighbourhood to the rest of the city and the new tram service gives easy access to the west of the capital including the Gyle Centre and Edinburgh Airport. The area offers a great cosmopolitan choice of eating and drinking places along Lothian Road and all of the central theatres, cinemas, museums, and gyms are within walking distance. Edinburgh's Universities are easily accessible, as is the Edinburgh College of Art.

PROPERTY

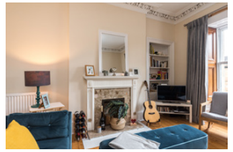
McEwan Fraser Legal are delighted to present this desirable one bedroom top floor flat. The property is brought to the market in excellent condition and has been well cared for by the current owners. Each of the rooms is well proportioned and it is worth noting the property previously was used as a two bedroom offering additional flexibility throughout.

Access is gained via a secure entry phone into a well-maintained close. Internally the property consists of an entrance hallway with storage and a beautiful herringbone oak floor. The large breakfasting kitchen with a snug area is an excellent space for entertaining, the room is flooded with light and is complete with wall and base units, white goods, an integrated hob, electric oven and extractor hood.

The spacious lounge to the front has large windows, working shutters, original floors, feature surround and press shelving. Off the hallway, there is a crisp, white suite shower room and the generous double bedroom, located to the rear completes the rooms with a feature fire and ample space for free-standing furniture arrangements. This property is bright and inviting, the welcomed additions of single sash & case windows and uPVC double glazing alongside gas central heating should ensure a cosy living environment in the cooler months ahead.

Externally, there is a useful storage cellar in the basement, a secure communal rear garden with laid lawn and permit on-street parking. Early viewing is advisable, this location and property may prove to be popular with a variety of buyers.









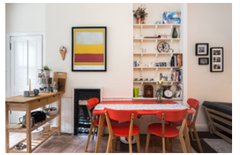








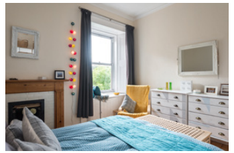








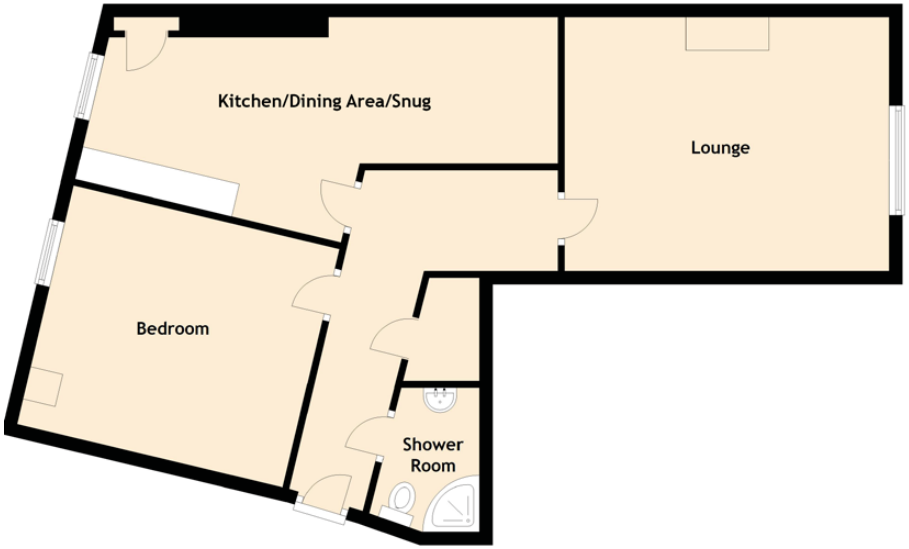






Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.89m (16'1") x 3.82m (12'6")
Kitchen/Dining Area/Snug	6.69m (21'11") x 3.40m (11'2")
Bedroom	4.12m (13'6") x 3.69m (12'1")
Shower Room	1.89m (6'2") x 1.16m (3'10")

Gross internal floor area (m^2): 65m^2 | EPC Rating: D

Extras (Included in the sale): White goods, appliances (boiler), light fittings, bedroom curtains and kitchen blinds are included, lounge curtains may be available through separate negotiation.

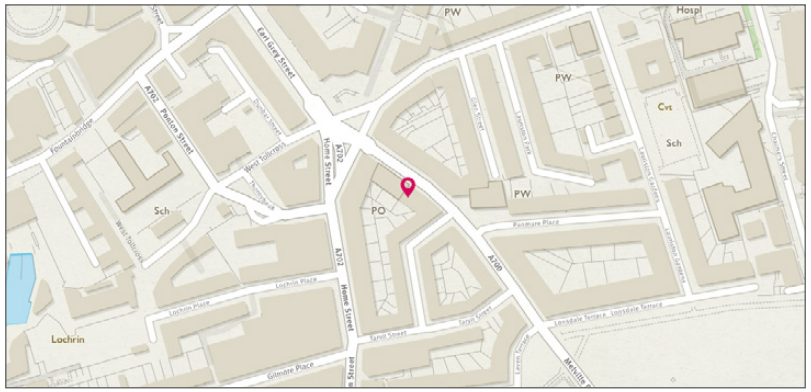


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Part Exchange Available

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