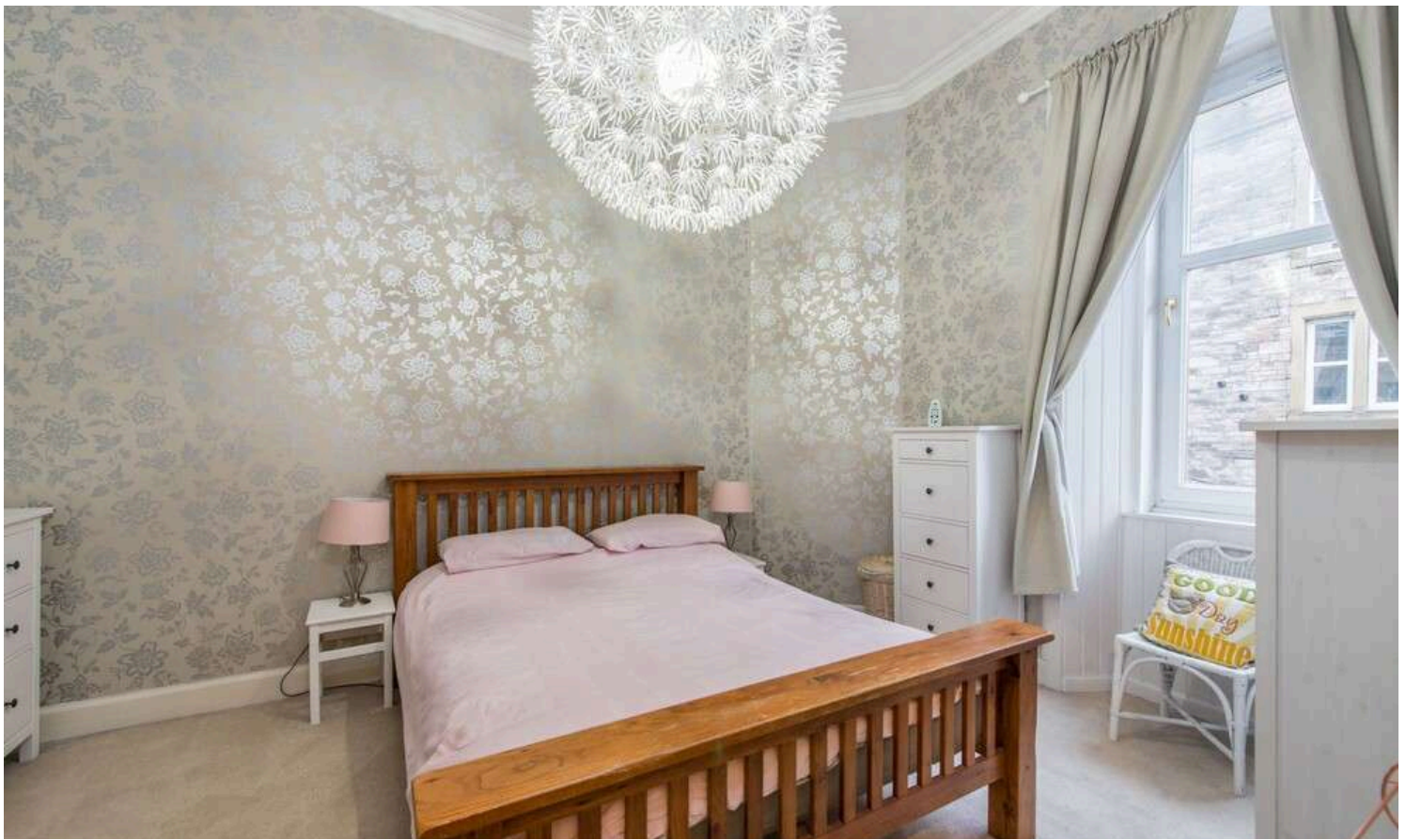




**16/7 (1F3) Lochrin Place,
Tollcross, EH3 9QS**

**Offers Over
£195,000**

Open Viewing Saturday, 28th January 12-2 pm or by appointment only Telephone Murray Snell on 0131 253 2850



ACCOMODATION

- Period First Floor Flat
- Entrance Hall
- Living/Dining Room
- Semi-Open-Plan Kitchen
- Spacious Bedroom
- Shower Room
- Well Maintained Communal Gardens/Drying Area
- Gas Central Heating
- Double-Glazing
- Close To City Centre/Regenerated Canalside/Enviably Central Location

PROPERTY DESCRIPTION

Superbly located in the heart of the city, close to The Old Town, The Meadows and Bruntsfield, this well-presented one-bedroom first floor flat offers practical living space on the first floor of a period building, tucked away on a side street.

LOCATION

There are excellent local shopping facilities and services within the immediate area, along with an abundance of pavement cafes, bars and restaurants that are great for a relaxing lunch or lively evening out. Additionally, the King's Theatre and Cameo Cinema are just moments away, whilst in the opposite direction the regenerated canal side provides a delightful respite from urban life. The property is a short walk to the open spaces of The Meadows and Bruntsfield Links, which are ideal for a spot of exercise. The city centre can be easily reached on foot, by bike or a short bus ride, Haymarket Station is nearby and the A702 offers access to the city bypass, which in turn connects to the Queensferry Crossing, motorway network and Edinburgh International Airport.

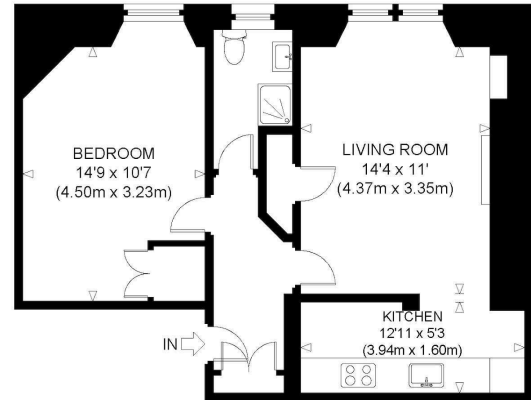




SPECIAL NOTES

1. These particulars do not form part of an offer or contract.
2. Whilst these particulars are believed to be correct, they are not guaranteed and prospective purchasers must satisfy themselves as to their accuracy.
3. All measurements are approximate and any floor plan attached indicative only.
4. The services and appliances (if any) included in the sale have not been tested

5. Prospective purchasers are advised to contact Murray Snell W.S. in order that they may be notified of a closing date being fixed for receipt of offers.
6. The seller shall not be bound to accept the highest or any offer.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 516 SQ FT / 47.9 SQ M

LOCHRIN PLACE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 516 SQ FT / 47.9 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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