



22/11 Lochrin Buildings, Edinburgh, EH3 9NB



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Located in the popular Tollcross area of the city, we are delighted to offer for sale this well-presented top floor flat. Forming part of a traditional tenement building with security entrance and shared roof terrace to the rear. With gas central heating and full double glazing all windows are located to the front making the flat bright and with a view over the rooftops.

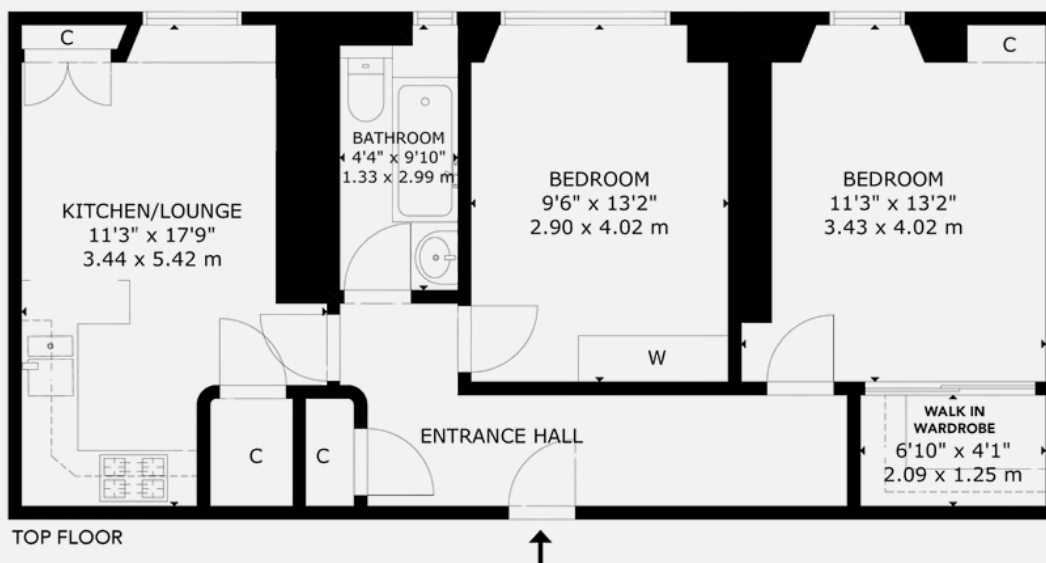
The accommodation includes a spacious hallway with storage cupboard and there is a lounge and kitchen on open plan with window to front, cupboard housing the boiler and further deep cupboard housing the washing machine. The kitchen area is fitted with base and wall units with the oven, hob, hood and fridge/freezer to remain. The largest of the two bedrooms has ceiling cornicing, wood flooring and a walk in wardrobe whilst double bedroom two also has wood flooring and ceiling rose and cornicing. The bathroom is fitted with a three piece white suite with shower over the bath and window to front.

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/Kitchen:	5.4m x 3.43m (17'9" x 11'3")
Bedroom 1:	4.01m x 3.43m (13'2" x 11'3")
Walk-in Wardrobe:	2.08m x 1.24m (6'10" x 4'1")
Bedroom 2:	4.01m x 2.9m (13'2" x 9'6")
Bathroom:	3m x 1.32m (9'10" x 4'4")

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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Agent's Note

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