

# SIMPSON & MARWICK



**7/6 Gillespie Crescent, Bruntsfield, Edinburgh, EH10 4HT**



4

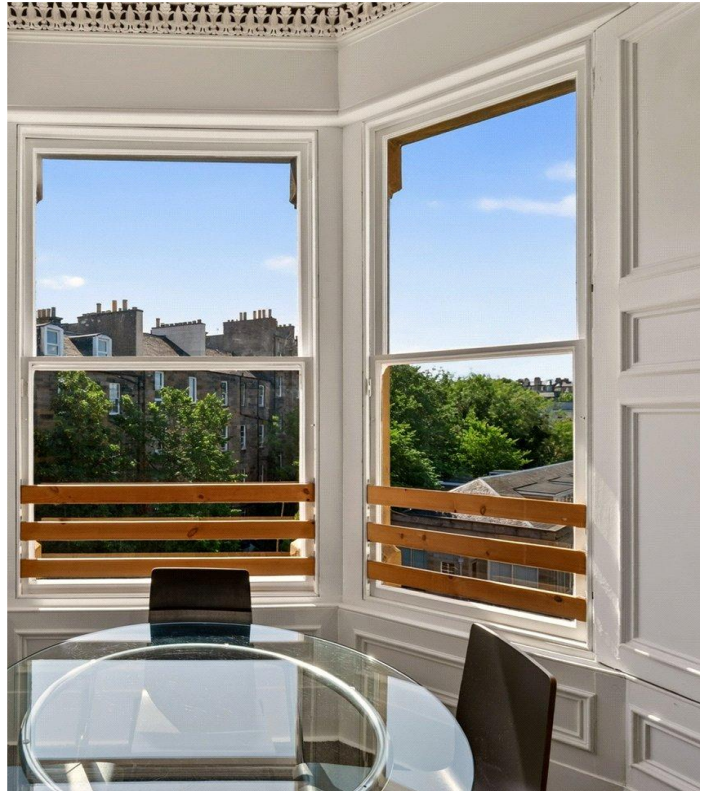
1

1

**EPC: C (73)**

**Council Tax - E**

Spacious four-bedroom flat in vibrant Tollcross ideal for family living or investment.



- Four double bedrooms
- Third-floor flat
- Bay window lounge
- Integrated induction hob
- Private attic potential
- Communal gardens
- Gas central heating
- On-street permit parking
- Tollcross location
- Modernisation opportunity

Located on the third floor, this expansive flat boasts a welcoming lounge featuring a charming bay window that fills the room with natural light as well as traditional features, such as fireplaces, cornicing and window shutters. The kitchen is well-equipped with an integrated induction hob, perfect for culinary enthusiasts. The property comprises four generously sized double bedrooms, offering ample space for family accommodation or potential home office setups. A well-maintained single bathroom serves the property. The private attic provides significant potential for development, adding further versatility to this wonderful space.



This property benefits from communal gardens and on-street permit parking, alongside the convenience of gas central heating powered by a reliable Valiant system. Although requiring modernisation, the property offers abundant potential for personalisation and enhancement. With single-glazed windows throughout, new owners have the opportunity to upgrade to double glazing for enhanced insulation.



#### Location

Tollcross is a lively area in the heart of Edinburgh that offers an array of local amenities and is in close proximity to the City Centre. This vibrant location is renowned for its eclectic mix of shops, cafes, and restaurants, along with excellent public transport links providing easy access across the city. Recreational opportunities are plentiful, with nearby green spaces such as The Meadows offering outdoor pursuits.



#### Fixtures and Fittings

All light fittings and window shutters and tumble dryer will be included in the sale. Please note that other items may be available through separate negotiation.

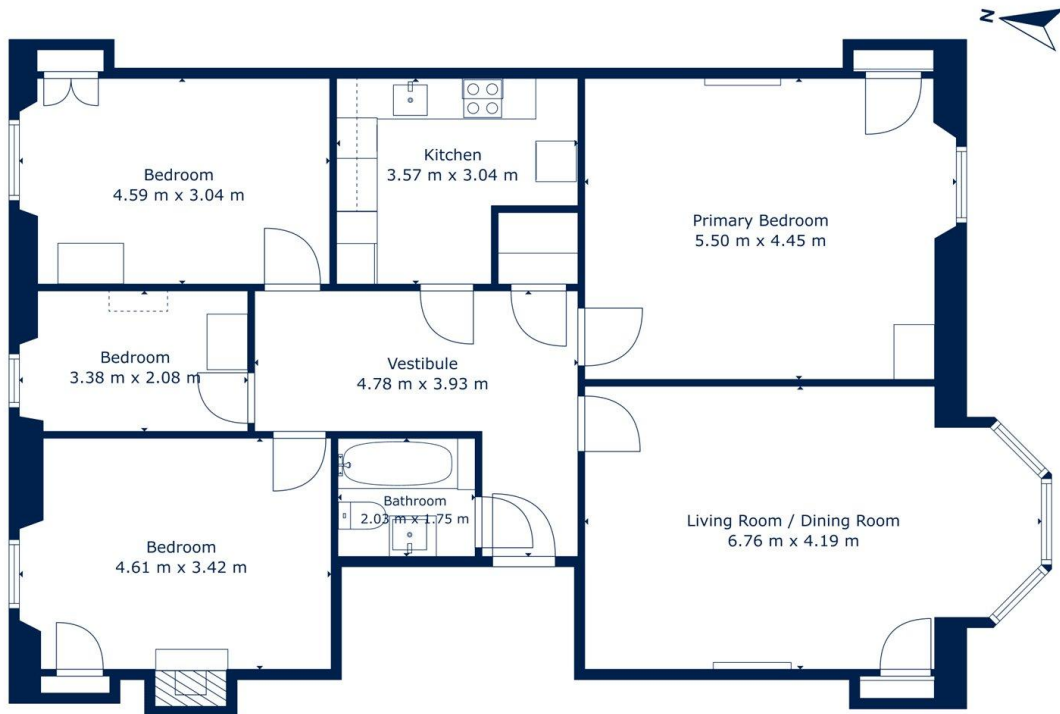
#### Viewing Details

By appointment contact Simpson & Marwick



# SIMPSON & MARWICK

SIMPSON & MARWICK



For Identification purposes only.  
Not to scale.

## 7/6 Gillespie Crescent

Tollcross, Edinburgh, EH10 4HT

Approx. Gross Internal Area:  
**1291.67 Sq Ft (120 Sq M)**

### Simpson and Marwick

4 Albyn Place  
Edinburgh, EH2 4NG

T: 01315815700  
E: [viewings@simpsonmarwick.com](mailto:viewings@simpsonmarwick.com)

[www.simpsonmarwick.com](http://www.simpsonmarwick.com)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 81 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |