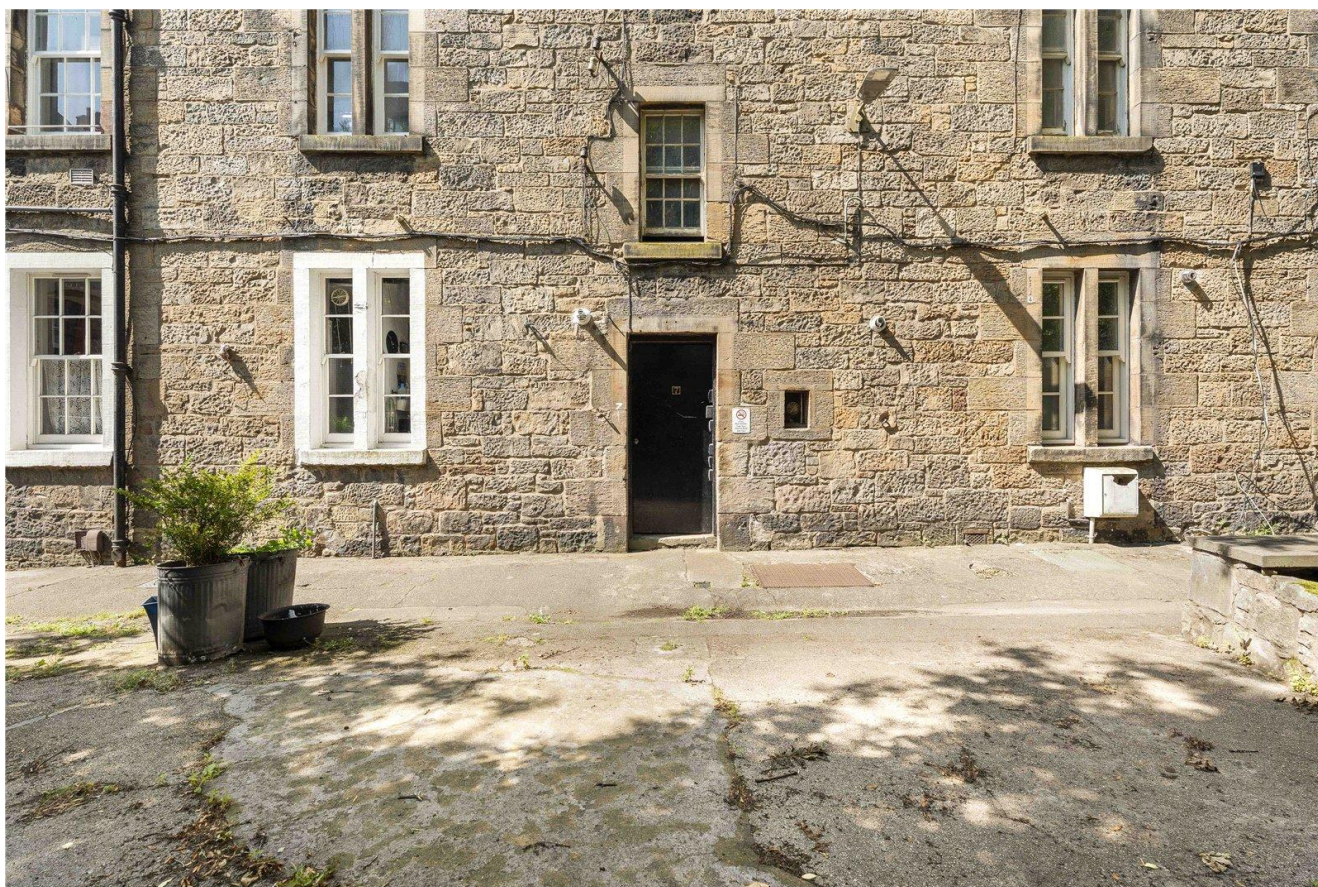


SIMPSON
& MARWICK



1 1 1

**7/8 Chalmers Buildings, Tollcross,
Edinburgh, EH3 9QF**

Located in the bustling heart of Tollcross, this one-bedroom second floor flat offers an exciting project opportunity. The property provides a versatile livingroom/dining area, a separate bedroom, a convenient hallway, and a shower room. This property would benefit from modernisation, allowing you to imprint your personal style.

The flat is equipped with single-glazed windows and electric heating. Additionally, residents can enjoy access to communal garden areas. On-street permit parking is available for added convenience.

Please note that this property is being sold as seen. No guarantee or warranty will be given to the purchaser regarding the existence or condition of any services or systems in or on the property. The purchaser will require to accept the position as it exists, as no testing of any services or systems shall be allowed. No specialist reports (including structural, roof or EWS1) will be provided for the property, and no moveable items will be included in the sale.

Location

Tollcross is a vibrant and popular district of Edinburgh, known for its eclectic mix of cafes, bars and eateries. It is conveniently located near the City Centre, providing easy access to amenities, shopping, and entertainment. The area benefits from excellent public transport links, making it ideal for commuters.

Fixtures and Fittings

All curtains, blinds, and light fittings are included in the sale of this property as the property is sold as seen.

Viewing Details

By appointment at block viewing, contact Simpson & Marwick

SIMPSON & MARWICK



For identification purposes only.
Not to scale.

7/6 Chalmers Buildings
Tollcross, Edinburgh, EH3 9GF

Approx. Gross Internal Area:
333.681 Sq Ft (31 Sq M)

EPC: E (51)

Council Tax - A

Simpson and Marwick

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Edinburgh, EH2 4NG

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& MARWICK**