



31(3F2) Bread Street,
Edinburgh, EH3 9AL



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Enjoying views towards Edinburgh Castle is this beautifully presented rear facing top floor flat. Forming part of a traditional stone tenement, this well-presented flat offers bright accommodation in the ever popular Tollcross area and would make a fantastic first time buy. The property combines attractive original features with modern comforts, including double glazing with traditional window shutters and gas central heating, while The Meadows lies within easy walking distance.

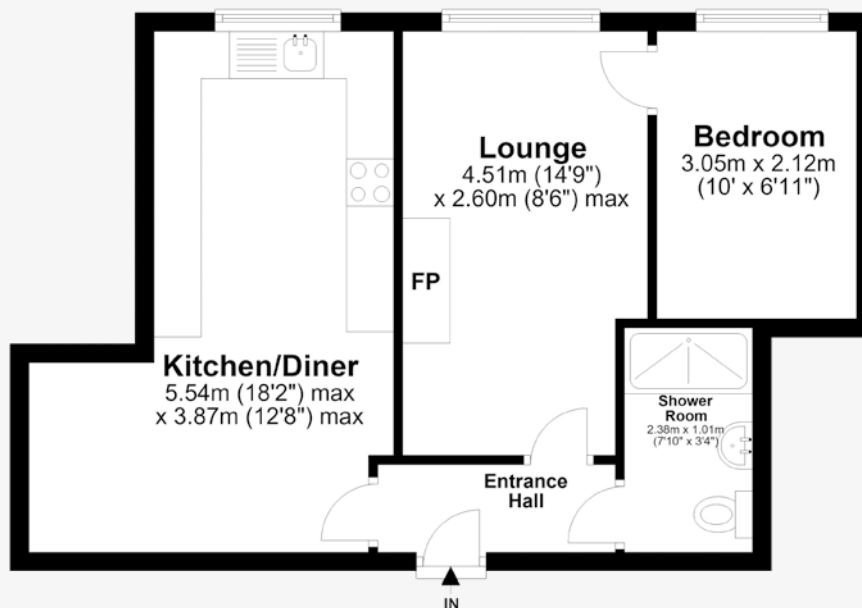
The accommodation comprises an entrance hallway, lovely lounge with ceiling cornicing and feature fire and surround. The dining kitchen is a well-proportioned room with window, modern white gloss base and wall units with cooker, fridge, freezer and washing machine to remain. There is a double bedroom and a shower room completes the accommodation.

Externally, there is a shared garden to the rear which is mainly laid to lawn.

Early internal viewing is highly recommended to appreciate the accommodation and superb location this appealing flat offers.

Located less than a mile from the City Centre it 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. The Union Canal with its walkway and canal side bars and coffee shops is located at the end of the road.





Accommodation

Lounge:	4.5m x 2.6m	(14'9" x 8'6")
Dining Kitchen:	5.54m x 3.86m	(18'2" x 12'8")
Bedroom:	3.05m x 2.1m	(10' x 6'11")
Shower Room:	2.4m x 1.02m	(7'10" x 3'4")

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.**

For more information or to register your interest, please contact:

Aberdein Considine

40-44 Elm Row, Edinburgh, EH7 4AH

47 Lothian Road, Edinburgh, EH1 2DJ

edi@acandco.com

acandco.com

0131 222 9000

Agent's Note

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