



Solicitors & Estate Agents



56/9 Lochrin Buildings

Tollcross | Edinburgh | EH3 9ND

Very well presented south-facing third floor flat forms part of a traditional tenement building in a highly sought-after location, perfectly combining elegant period charm with stylish contemporary finishes. Boasting an abundance of natural light, generous proportions, and beautifully presented interiors throughout, the property enjoys close proximity to excellent local amenities, cafés, restaurants, and transport links.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Permit Parking
- Communal Terrace
-  EPC Rating – C
-  Council Tax Band – C



Description

The accommodation opens with a welcoming reception hallway offering useful utility storage and a traditional clothes drying pulley. The impressive bay-windowed living and dining room is a particularly attractive space, featuring a handsome fire surround as a striking focal point, ornate cornicing, sanded and varnished hardwood flooring, and useful Edinburgh Press storage. The room provides ample space for both relaxing and entertaining. The superbly appointed kitchen has been thoughtfully designed with solid wood worktops and quality fixtures and fittings throughout, including a range cooker, built-in Bosch fridge, Franke sink, and Hansgrohe tap, creating a stylish yet practical cooking space. To the rear of the property are two generously sized double bedrooms, both enjoying a peaceful aspect. The beautifully finished bathroom is fitted with a contemporary white suite complemented by premium Vitra, Roca, and Hansgrohe fixtures and fittings, offering a sleek and modern finish.



Extras

The property shall be sold with all fixtures and fittings (except shelves on the wall in the living room, and one set in the bedroom), integrated appliances and fitted floor coverings. Other items of furniture can be made available by separate negotiation.

Terrace & Parking

Externally, residents have access to a shared communal rear terrace, while on-street zoned permit parking is available nearby.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

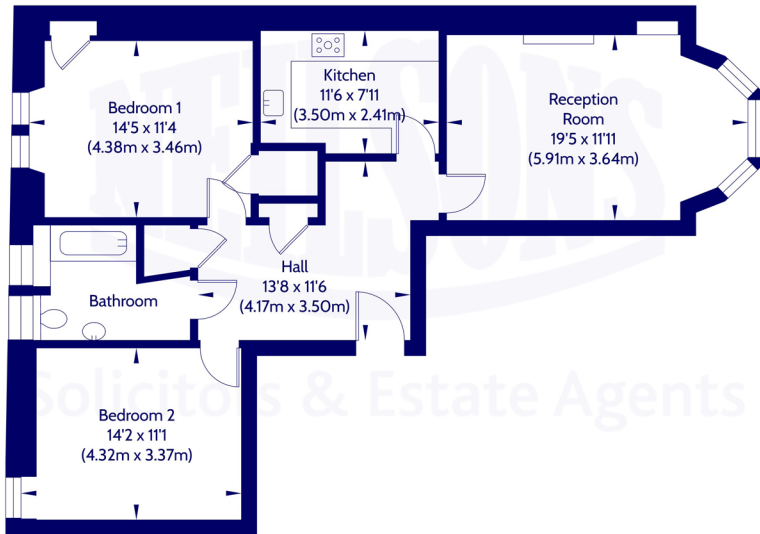
Lochrin Buildings is situated in the highly desirable and vibrant Tollcross area, just south-west of Edinburgh City Centre. This popular location offers an excellent blend of city living, local amenities and green open spaces, making it particularly appealing to professionals, students and those looking to enjoy everything the capital has to offer. The surrounding area is exceptionally well served by an array of cafés, restaurants, bars, independent retailers and everyday amenities, with further shopping available within the city centre. The West End, Edinburgh's financial district and many of the capital's cultural attractions are all within easy walking distance. The King's Theatre, Cameo Cinema and Fountain Park are also close by, while the open spaces of The Meadows and Bruntsfield Links provide excellent opportunities for walking, recreation and outdoor pursuits. The location is particularly well connected for commuters, with frequent bus services operating from nearby Lothian Road, Home Street and Earl Grey Street. Haymarket Station is within comfortable walking distance, providing regular rail services throughout Scotland, while Edinburgh Tram services and the City Bypass are also readily accessible. The nearby Union Canal provides a scenic traffic-free route for walking and cycling. With Edinburgh City Centre, excellent transport links, an extensive choice of amenities and some of the city's best-known leisure and cultural destinations all close at hand, Lochrin Buildings represents an excellent location for convenient city living.





Approx. Gross Internal Floor Area 81 Sq M / 869 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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