



Tollcross

2,(1F1) Glen Street
EH3 9JF



First Floor Flat - Buzzer 1F1

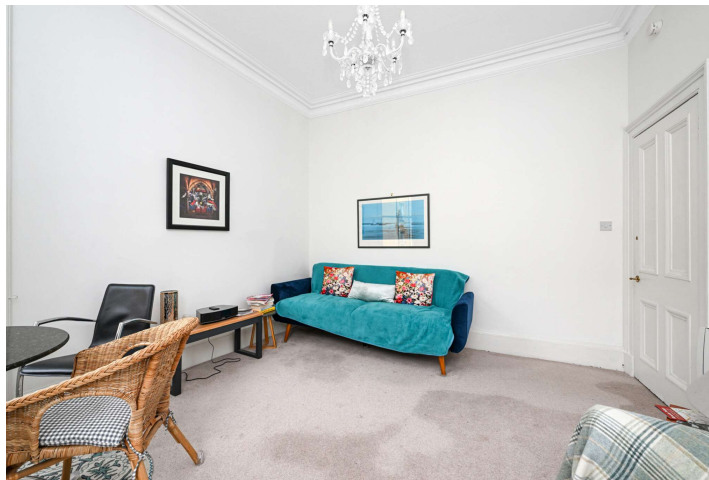
OFFERS OVER £240,000

- Entrance hall
- Living room
- 2 bedrooms
- Shower room
- Separate WC/cloakroom
- Electric heating
- Double glazing
- Secure entry phone system
- Zoned parking
- Close to the open space of The Meadows
- Ideal 1st time purchase or investment
- Excellent transport links



Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321





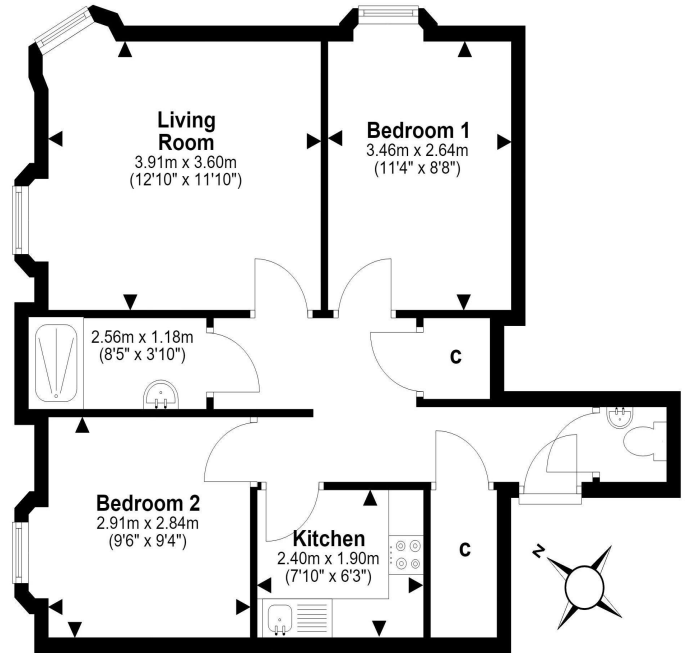




Viewing is highly recommended of this 2 bedroomed 1st floor flat which is situated within the popular Tollcross area of the City Centre and just a short distance from the open spaces of The Meadows and Bruntsfield Links. The area offers many local cafes, shops, bars and restaurants and also provides quick and easy access to the City Centre. Nearby Bruntsfield and Morningside offer a further choice of shopping and recreational facilities.

Accessed via a secure communal stairwell, the property opens to an entrance hall with 2 handy storage cupboards, entry phone handset, and the rest of the accommodation off. The living room enjoys plentiful natural light, plain cornice and a dual aspect. The internal kitchen has base and wall units, oven with electric hob, freestanding fridge freezer and a washing machine. A double bedroom is situated to the front of the flat. The second bedroom is side facing and is currently set up as a home office. The modern internal shower room features splashboard walls, electric powered shower unit, wash hand basin within a vanity unit, and a heated towel rail. Completing the accommodation is a WC/cloakroom with a wash hand basin within a vanity unit.

Additional benefits include electric heating, double glazing, zoned on street parking and The Meadows located just a short walk away.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

EXTRAS

To include the aforementioned white goods, carpets, any blinds/curtains, light fittings (no warranties to be given). Additional furniture is open to separate negotiation

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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