



1f3, 24 Brougham Place, Edinburgh, EH3 9JU

Tastefully Presented and Spacious, Three-Bedroom, First-Floor Flat

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Property Description

Tastefully presented and spacious, three-bedroom, first-floor flat, forming part of a traditional stone-built tenement. Moments from the open spaces of the iconic Meadows parklands, in the vibrant Tollcross area of Edinburgh's city centre.

Comprises an entrance hallway, a living/dining and kitchen, three flexible bedrooms, a utility cupboard, and a shower room.

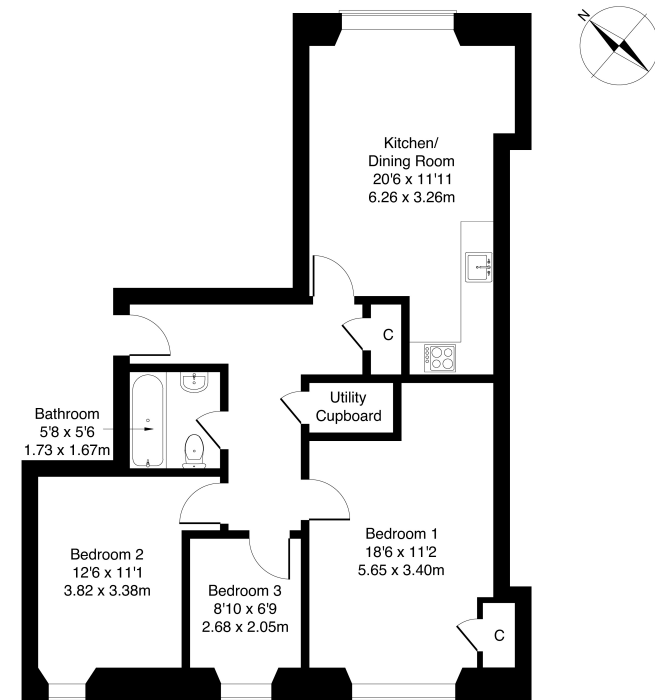
Featuring a modern fitted kitchen and stylish bathroom, extensive quality engineered wood flooring, tall ceilings and period details. With light neutral decor throughout, it also features sash and case windows, gas central heating, and secluded leafy views to the rear.

It includes a secure entry system, a shared garden to the rear, superb transport links and zoned on-street parking on the surrounding streets.

The entrance welcomes you into the property, providing access to all rooms and creating a seamless and functional living space. The open-plan living room and kitchen offer a versatile layout, with the living room finished with contemporary flooring throughout and benefiting from a large window allowing plenty of natural light to fill the space. The kitchen is finished with a granite-effect worktop, tiled splashback, sink with drainer, integrated oven and electric hob with canopy above, as well as a dishwasher and fridge/freezer.

Bedrooms one, two and three are all finished with light and tasteful décor throughout and feature matching flooring to the hallway. The hallway further benefits from a utility room positioned conveniently to the side. Completing the property is the bathroom, which comprises a three-piece suite including a shower over the bath and heated towel radiator.

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Estates Agents and Solicitors



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Tollcross is a vibrant area centred around a major road junction south of Edinburgh city centre, conveniently close to the green spaces of Bruntsfield Links and The Meadows. It offers easy access to key locations such as Haymarket Station, the Grassmarket, the Royal Mile, Edinburgh Quay, The Exchange, and the Union Canal. The area boasts a rich cultural scene with concert halls and theatres including Usher Hall, King's Theatre, and Church Hill Theatre. Shopping

opportunities abound on the lively streets of Lothian Road, Home Street, Fountainbridge, Bruntsfield, and Morningside, complemented by a diverse selection of restaurants, bars, bistros, and cafés. Nearby Fountain Park leisure complex provides entertainment options such as a multi-screen cinema, bowling alley, Nuffield Health Fitness & Wellbeing Gym, and numerous dining venues.





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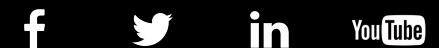
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