



Solicitors & Estate Agents



Offers Over  
**£275,000**

# 36/10 Lochrin Buildings

Tollcross | Edinburgh | EH3 9ND

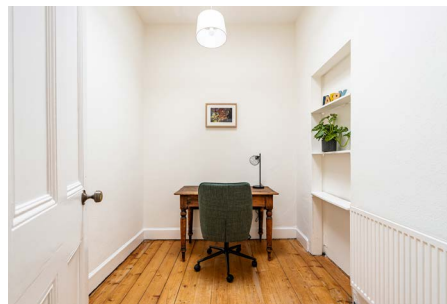
An excellent opportunity has arisen to purchase this generously proportioned and bright top floor period flat with original features forming part of a traditional building in the highly desirable area of Tollcross, lying to the south of Edinburgh city centre. The property which offers lovely open views towards Edinburgh Castle would undoubtedly appeal to professionals or investors and internal viewing is highly recommended.

-  1 Bedroom
- Box room
-  2 Public Rooms
-  1 Bathroom
-  Permit/metered parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - C



## Description

In brief the accommodation comprises; spacious welcoming entrance hallway with skylight, large box room (fitting a bed)/study located off the hall also with skylight, light and airy twin-windowed reception room with an attractive original fireplace, generously proportioned stylish kitchen open plan to dining area, well proportioned double bedroom with an original fireplace and modern bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating.



## Extras

All fitted floor coverings will be included in the sale together with the dishwasher, fridge/freezer and washing machine.

## Gardens & Parking

There is a communal garden located to the rear of the property and meter/permit parking to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.





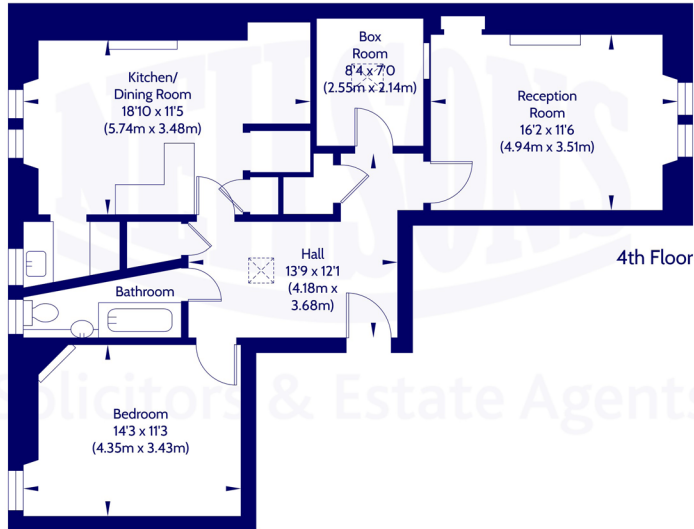
## Location

The property is situated within the sought after district of Tollcross, lying approximately one mile to the South of the City Centre. The property is ideally located to make the most of City Centre living whilst benefitting from the close proximity of the open spaces of The Meadows and Bruntsfield Links. The immediate locale provides an excellent range of amenities, from a selection of cinemas, theatres and gyms, restaurants, bars, coffee shops, takeaways and convenience stores, to historical places of interest and culture. Both Edinburgh and Napier Universities and Edinburgh Art College and Reid School of Music are within close proximity. There is an efficient bus service running throughout the city & surrounding areas, and road links are very accessible out to the city bypass and main motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport, and the Forth Road Bridge/Queensferry Crossing.





Approx. Gross Internal Floor Area 80 Sq M / 857 Sq Ft.



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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