

13 (2f1) Drumdryan Street

Tollcross, Edinburgh, EH3 9JZ

VMH ESTATE AGENTS







Well-presented two-bedroom flat with new kitchen, close to King's Theatre and city centre.

- Sitting room
- Kitchen
- 2 bedrooms
- Boxroom
- Shower room & separate WC
- Ideal for a first time buyer
- New kitchen & fresh decor
- Secure entryphone system
- Excellent location close to King's Theatre
- Gas central heating & single glazing

Offers Over:

£215,000

B D Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Situated on Drumdryan Street, close to the popular King's Theatre and within easy reach of Edinburgh's vibrant city centre, this attractive second-floor flat offers well-presented accommodation with neutral décor throughout.

The property comprises a welcoming entrance hall, a bright and spacious sitting room, and a newly fitted kitchen offering modern units and appliances. There are two bedrooms, together with a useful box room providing additional storage or potential home working space. Completing the accommodation is a contemporary shower room and separate WC.

Ideally located for enjoying the many amenities, cafés, bars and restaurants of nearby Tollcross and Bruntsfield, with excellent transport links and easy access to the city centre, this appealing property represents an excellent opportunity for the first-time buyer or buy-to-let investor alike.

Extras

To include all fitted carpets & flooring, oven, hob, washing machine & fridge.

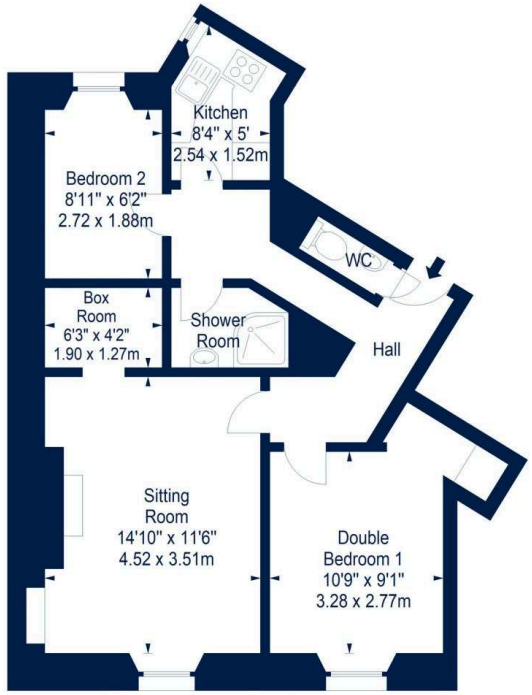






Floor Plan

13 2 Flat 1 Drumdryan Street, Edinburgh, Midlothian, EH3 9JZ



Second Floor

Flat - Approx. Gross Internal Area - 583 Sq Ft - 54.16 Sq M

For identification only. Not to scale. © SquareFoot 2026

SquareFoot

Location

Tollcross is a high amenity area bordering Bruntsfield, Quartermile and the Old Town. The main retail and commercial thoroughfares of the West End, George Street, Princes Street and St James Quarter are all easily accessible on foot or by bus. There is an excellent range of local shops and amenities close by with further choice in Bruntsfield and Morningside. The green open spaces of Bruntsfield Links, The Meadows, and the Union Canal walkway and cycle path, are nearby and perfect for joggers, cyclists and dog walkers. Excellent bus services run to and from the city centre and beyond, and both Waverley and Haymarket rail stations and tram at Haymarket are within walking distance.



VMH ESTATE AGENTS

VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

0131 622 2626 **property@vmh.co.uk** **vmh.co.uk** **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.