

21/10 BROUGHAM STREET

TOLLCROSS, EDINBURGH, EH3 9JS

D.J.ALEXANDER
Sales & Lettings

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451 SQ FT | *Permit Parking*

PROPERTY OVERVIEW

- *Two-bedroom third-floor flat*
- *Bright and spacious sitting room*
- *Separate fitted kitchen*
- *Two versatile bedrooms*
- *Modern shower room*
- *Useful utility room/cupboard*
- *Excellent loft space*
- *Close to The Meadows and local amenities*

A beautifully presented and characterful two-bedroom third-floor flat situated on the edge of Tollcross, one of Edinburgh's most popular and conveniently positioned central neighbourhoods.

This appealing property combines traditional Edinburgh architecture with a stylish and thoughtfully designed interior. The impressive sitting room provides an excellent central living space, with high ceilings, decorative cornicing, attractive timber flooring and large windows, with ample room for seated and dining furniture. The main feature is a lovely wood burner with exposed brick to the rear and a wooden floating mantel above. A separate fitted kitchen is compact but practical, incorporating a range of wall and base units, work surfaces, electric hob and oven, sink and attractive blue tiled splashbacks. A separate utility room/large cupboard provides valuable additional storage and household space. The principal bedroom is well proportioned and benefits from excellent natural light and plenty of space for freestanding furniture.. The second bedroom is a versatile space which has been cleverly designed with a raised sleeping platform, creating additional usable floor space below. The accommodation is completed by a modern shower room with shower enclosure, WC and wash hand basin.

A particularly outstanding feature is the substantial loft space with flooring and lighting, providing excellent additional storage and potential for further practical use, subject to any necessary planning permissions and consents.







LOCATION

The property occupies an excellent position on Brougham Street, on the edge of Tollcross, offering easy access to both the city centre and the popular surrounding neighbourhoods. A wide range of cafés, restaurants, bars, independent shops and everyday amenities can be found close by, with the vibrant areas of Tollcross, Lauriston Place and Bruntsfield all within easy reach. The Meadows is also nearby, providing extensive green space for walking, running and recreation. The property is particularly well placed for accessing Edinburgh's Old Town and city centre, with Princes Street and the main commercial areas readily accessible. Excellent public transport links are available in the surrounding streets, providing easy connections across Edinburgh, while Haymarket Station is also within convenient reach.

Extras

All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures, and integrated appliances are included in the sale. No warranties or guarantees will be provided.















Sarah McIntyre
Senior Property Sales Valuer

Viewings

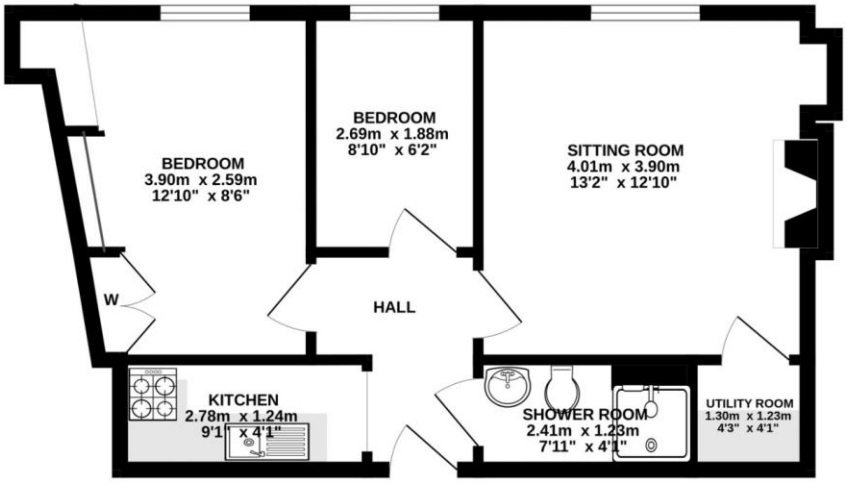
By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD
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1: These particulars do not form part of an offer or a contract of sale.
2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer. 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale. 5: All services and appliances have not been tested for efficiency or safety and no warranty is given

3RD FLOOR
41.9 sq.m. (451 sq.ft.) approx.



21 BROUGHAM STREET

TOTAL FLOOR AREA : 41.9 sq.m. (451 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Under the HMRC Anti Money Laundering legislation, all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds and required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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