









Offers Over
£335,000

10/3 Leven Street

Tollcross | Edinburgh | EH3 9LG

Neilsons are delighted to offer to market this superb and rarely available three bedroom first floor flat forming part of a handsome and traditional tenement building in Edinburgh's popular Tollcross area. Within walking distance of the open spaces of The Meadows and an excellent variety of pubs, cafes, restaurants and shops, this property will undoubtedly appeal to a variety of buyers including professionals and buy-to-let investors. Early viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  On-street parking
-  EPC Band - C
-  Council Tax Band - D



Description

Internally, the property is presented in true walk-in condition while briefly comprising of; welcoming entrance hallway with a large storage cupboard, bright and spacious lounge overlooking Valleyfield Street with stunning cornicing and an Edinburgh press cupboard, stylish fully-fitted kitchen with a range of integrated white goods, tiling in splash areas and a custom-built window seat with built-in storage underneath, two generously-proportioned double bedrooms both with ample room for freestanding furniture and different configurations, third single bedroom offering flexible use as a home office/study, and a partially-tiled shower room with a double cubicle and heated towel rail.

Further benefits include high ceilings, gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas double oven, extractor hood, fridge-freezer and dishwasher, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

For the car owner, on-street permit and metered parking can be found in the surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

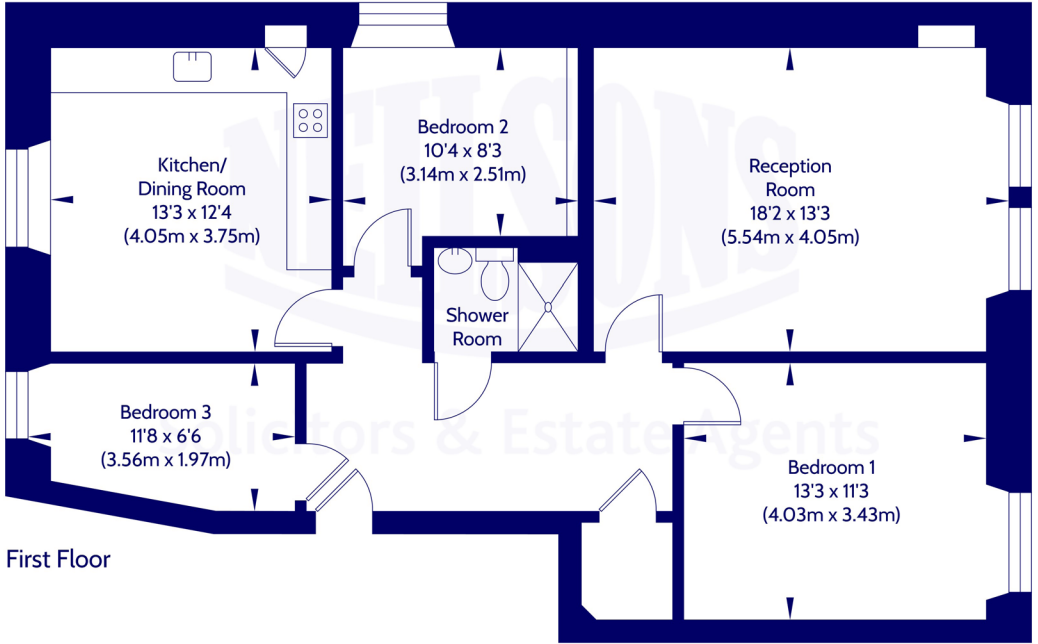
Tollcross offers a superb location for city centre living within easy walking distance of Princes Street and the West End. A fantastic choice of amenities including shops, cafes, bars and restaurants, a choice of cinemas and the landmark King's Theatre are all available in the neighbourhood. Edinburgh & Napier Universities and Edinburgh College of Art are all within easy walking distance, along with the wide green spaces of The Meadows and Bruntsfield Links. Neighbouring Bruntsfield offers further well-regarded cafes and restaurants along with an excellent selection of shops and boutiques. Regular bus services provide swift and easy access around the city and beyond.



Approx. Internal Area 87.09 Sq M / 937 Sq Ft.

Not to scale. For identification only.

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First Floor

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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- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

