

10/3 Leven Street

TOLLCROSS, EDINBURGH, EH3 9LG



Superbly presented, three-bedroom, first-floor flat in the popular Tollcross area



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McEwan Fraser is delighted to present this superbly presented, three-bedroom, first-floor flat to the market. The property forms part of a traditional tenement building in the popular Tollcross area, close to Edinburgh city centre. There are excellent transport links and a fantastic range of amenities in the immediate area. The generously proportioned accommodation is bound to appeal to professionals or buy to let investors and early viewing is highly recommended.

THE LIVING ROOM



Internal accommodation is focused on a generous living room which boasts high ceilings, an ornate cornice, exposed wooden floorboards, and a wealth of further period features. The space on offer is very flexible and the new owner will have the flexibility to create their ideal entertaining space.

THE KITCHEN



Dinner parties will be well looked after in the generous dining kitchen which boasts a range of contemporary base and wall-mounted units set against a tiled splashback. The gas hob, double oven, fridge freezer, and dishwasher are all integrated.





The master bedroom is a bright and spacious double with high ceilings, period coving, and ample floor space for a full suite of free-standing bedroom furniture. There are two further well-proportioned bedrooms and a partially tiled shower room.

For extra warmth and comfort, the property boasts gas central heating and double glazing throughout. Permit/metered parking can be found within the surrounding area.

THE BATHROOM



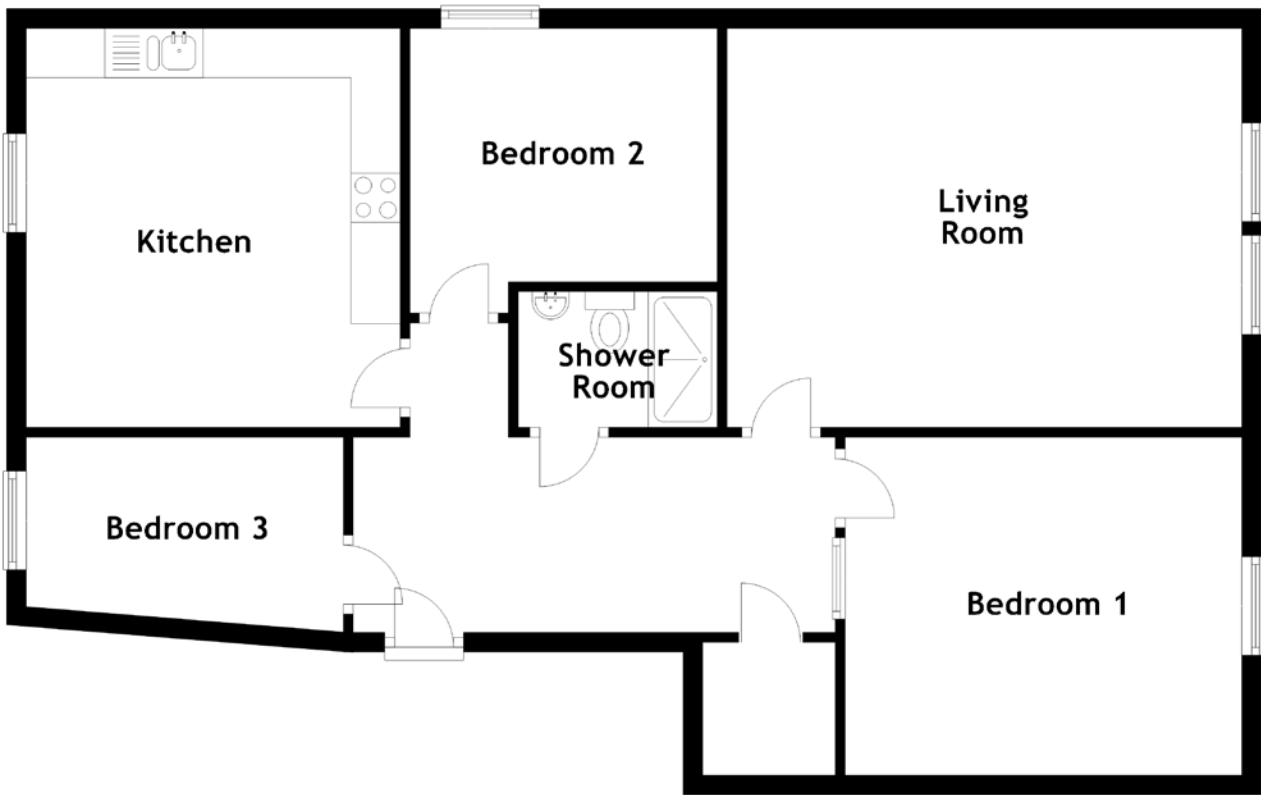
BEDROOM 1



BEDROOMS 2 & 3



FLOOR PLAN, DIMENSIONS & MAP

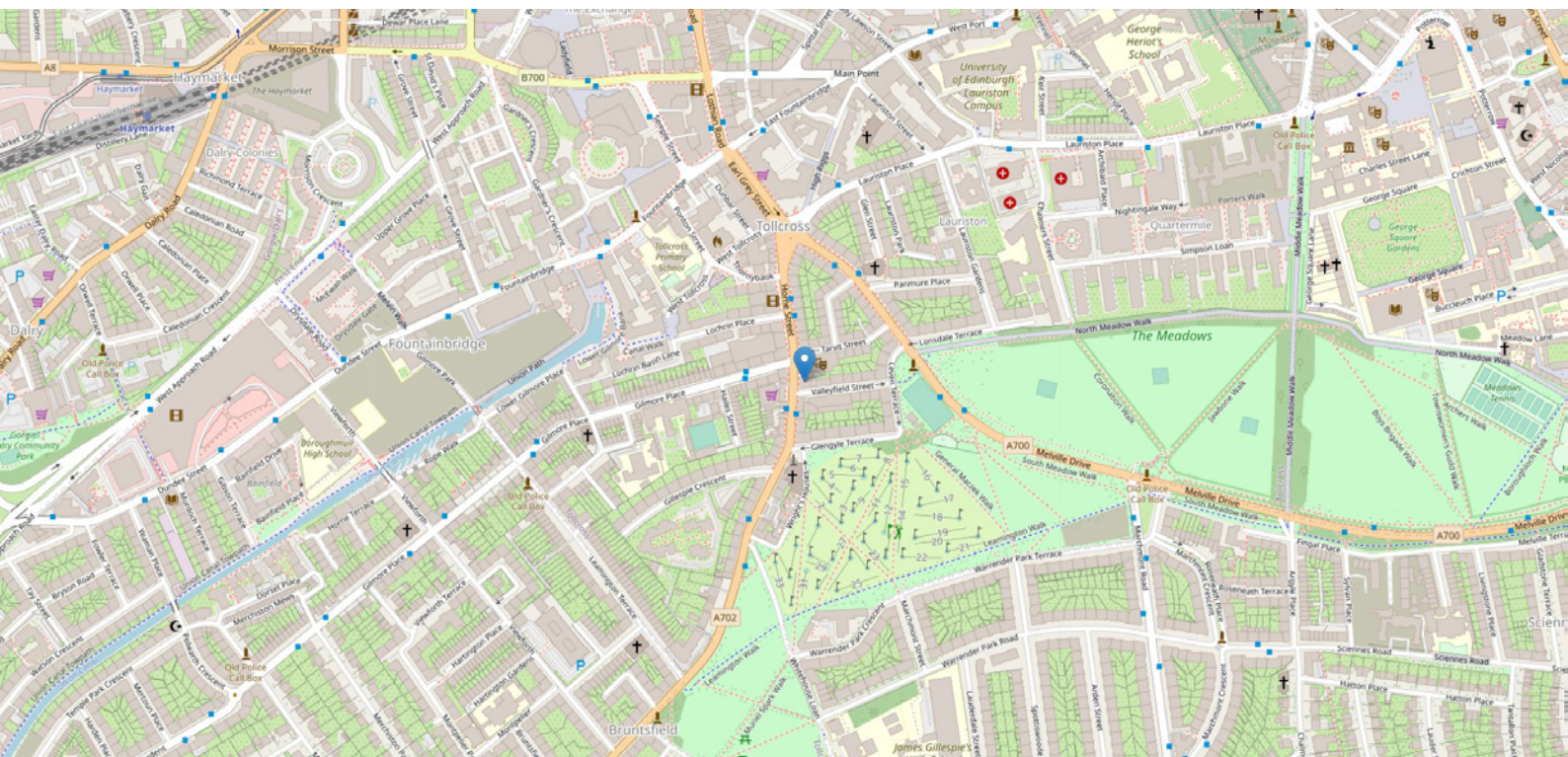


Approximate Dimensions
(Taken from the widest point)

Living Room 5.23m (17'2") x 4.05m (13'3")
 Kitchen 4.07m (13'4") x 3.80m (12'6")
 Bedroom 1 4.03m (13'3") x 3.43m (11'3")

Bedroom 2 3.12m (10'3") x 2.89m (9'6")
 Bedroom 3 3.22m (10'7") x 1.98m (6'6")
 Shower Room 2.02m (6'8") x 1.38m (4'6")

Gross internal floor area (m²): 86m²
 EPC Rating: C



THE LOCATION

Leven Street forms part of the vibrant Tollcross district of Edinburgh, close to the delightful open space of the Meadows and Bruntsfield Links. Both the University of Edinburgh and Edinburgh College of Art are within walking distance and the city centre is also easily accessible.





Excellent public transport provides quick and easy access to many parts of the city and the property is within easy reach of Haymarket Train Station linking the North and South. There is a great selection of cinemas, theatres and other venues on the doorstep with the nearby Edinburgh Quay and the Grassmarket providing a range of cosmopolitan bars, restaurants and bistros. This is a vibrant area, full of character and perfect for those who enjoy the buzz of city living.



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THE SUNDAY TIMES
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