



**FOR SALE – 17/2 Lochrin Place, Edinburgh, EH3 9QT - OFFERS OVER £150,000 - EPC D**  
ADAMS LAW - PROPERTY SALES – Tel: 0131 443 4436 or 07739 915043 Email: [david@adams-property.co.uk](mailto:david@adams-property.co.uk)











GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



17/2 LOCHRIN PLACE, EDINBURGH, EH3 9QT

TOTAL FLOOR AREA : 374 sq.ft. (34.8 sq.m.) 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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**Viewing by appointment only  
through Adams Law – Property Sales:**

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**DESCRIPTION:** This traditional Victorian ground floor one bedroom apartment has many original features including high ceilings and stained timber flooring throughout. There is an efficient gas central heating system and the original sash and case windows have been previously restored. This is an ideal opportunity for a first time buyer or as a rental investment with a high demand for rented property in the area. All window blinds, furniture and white goods are included in the price. There is a drying green to the rear and a private locked storage cupboard under the common staircase. The property also has a secure entry phone system from the main outer door. The property is available for immediate entry.

**ENTRANCE & HALLWAY:** Entry is via a timber front door to hallway with entry phone on the left.

**LIVING ROOM:** The spacious lounge has timber flooring and large single glazed sash and casement windows, which allow plenty of natural light. There are television and phone points and a handy alcove with shelving. The existing lounge furniture is included in the price. There is also a large cupboard with a timber door, which houses a fridge freezer and the gas meter.

**KITCHEN:** Fitted with modern wall and base units in white gloss finish and timber effect worktops. Here there are white splash back tiling, a stainless steel sink, freestanding gas cooker with gas hob and glass splash back with a stainless steel extractor filter above. A freestanding washing machine sits below the worktop and there is an Ideal Combi Boiler on the wall beside the large window overlooking side street.

**DOUBLE BEDROOM:** The bedroom is to the right. It has a double glazed window to the front, radiator and a freestanding wardrobe and bed which are included in the price.

**BATHROOM:** The bathroom is adjacent to the bedroom. It has a half glazed timber door, tiled floor and walls, with a white bathroom suite. A Mira Sport electric shower is located above the bath and it has a shower curtain.

**STUDY/STORAGE ROOM:** This is a box room with ceiling spotlights. There are some storage units included in the price.

**LOCATION:** The property is situated in a quiet cul de sac very close to city centre. It is ideally located adjacent to a wonderful range of shops, restaurants & bars in the Tollcross area. It is also just around the corner from the lovely, relaxing canal bank walks and approx. 15 minutes walk from the world famous shops, bars and restaurants in and around Princes Street.

Viewing: By Appointment only.

Entry: Available for immediate entry

EPC Rating: D

Council Tax Band: B

*These particulars are intended to give a fair description to assist proposed purchasers when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever. All measurements stated herein are approximate. Buyers should obtain verification of information contained herein from their solicitor and/or surveyor.*



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