



Offers Over

**£199,950**

## 24b Glen Street

Tollcross | Edinburgh | EH3 9JE

Quietly positioned within a C-listed converted building, this unique and charming maindoor garden level flat offers an ideal first time buy with a superb city centre location. This stylish property has neutral décor and engineered wood flooring throughout and is offered for sale in move-in condition.

-  1 Bedroom
-  1 Reception Room
-  1 Shower room
-  Communal gardens
-  On street permit parking
-  EPC Rating – B
-  Council Tax Band – C



## Description

Forming part of St Michaels & All Saints former Sisters' House and School, this attractive building boasts striking Victorian Gothic architecture and is located within a cul-de-sac close to the wide green spaces of The Meadows and in easy walking distance of Edinburgh city centre and Edinburgh University. Stone external steps lead to a covered maindoor entrance at garden level. Double doors open to a welcoming reception hallway which is currently used as a home office space, a feature double glazed arched window overlooks the west-facing shared courtyard garden and an open plan archway leads through to the main living and dining space which is in turn open plan to the kitchen. The kitchen area is fitted with a good range of modern wall and base units with integrated oven, hob, hood and washing machine. The twin-windowed living room provides the ideal space to relax or entertain and there is ample space for a dining table and chairs. A double bedroom is accessed via double doors from the reception hallway and has double glazed windows to the side and built-in wardrobes and storage. A modern shower room with white suite and thermostatic shower completes the internal accommodation. Benefits on offer include a combi boiler providing underfloor heating throughout the home with thermostatic controls.



## Extras

The kitchen appliances are to be included in the sale. The double bed, leather sofa bed and footstool are available by separate negotiation.

## Gardens and Parking

An attractive and secure communal courtyard garden enjoys a westerly aspect to benefit from the late afternoon and evening sun, providing the ideal spot for al fresco dining during the warmer months with picnic bench, raised flower and shrub borders and large planters. Residents' zoned parking permits are available from the City of Edinburgh Council for on street parking.

## Viewing

Please contact Neilsons on 0131 625 2222



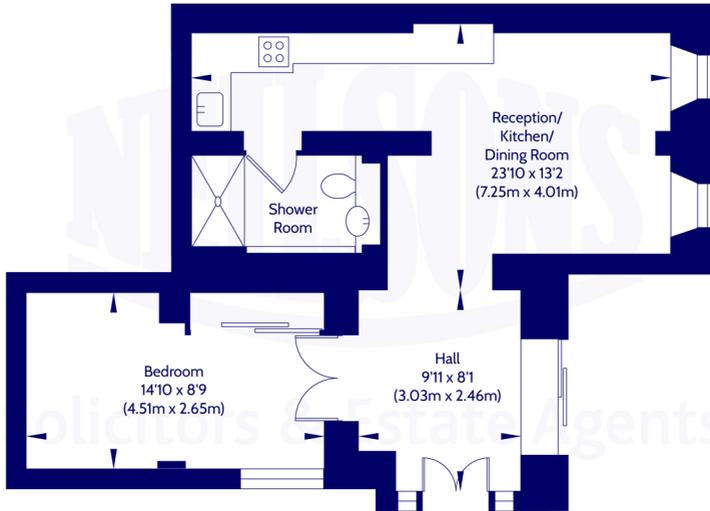


## Location

The city centre district of Tollcross provides a gateway between the hustle and bustle of the city and the calming wide green spaces of The Meadows and Bruntsfield Links, with Princes Street and the West End and the University all within easy walking distance. A wealth of local shops and services can be found close at hand to provide for day to day needs along with an excellent selection of cafes, bars and restaurants, along with a choice of theatres and cinemas. The neighbouring district of Bruntsfield provides further highly regarded boutiques, cafes and restaurants. Regular bus services provide swift access in and around the city and a wide network of cycle and walking routes are also available.



Approx. Gross Internal Floor Area 49.07 Sq M / 528 Sq Ft.



Lower Ground Floor

Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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- [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.



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