

Lochrin Place, Tollcross, Edinburgh



Rent - £1340pcm	Bedrooms – 1 with additional study	Deposit - £1540
Type – 2 nd floor Flat	Parking - Permit	Garden Shared Drying Area

Criteria – Rent in advance, full deposit, no smokers, No Pets- AVAILABLE NOW

Energy Efficiency Rating: Band C **Environmental Impact Rating:** C

Landlord Registration No: 384022/230/11231 **Council Tax Band:** D

Property Details

A rare opportunity to rent this bright and spacious **fully furnished** second-floor flat, presented in excellent condition following recent redecoration. The property benefits from **new flooring, new furniture**, and a stylish **newly fitted kitchen**, making it ready for immediate move-in. Ideally located in the heart of the city, the flat is within easy walking distance of the city centre, shops, cafés, restaurants, and excellent public transport links. The accommodation comprises: Bright and welcoming sitting room with attractive bay window, Spacious double bedroom, Newly fitted kitchen/diner complete with appliances, Modern shower room, Separate study, ideal for home working & an additional box room offering excellent storage. GCH, Access to a communal drying area, Permit parking. This well-presented property is ideally suited to a **single professional or a couple**.



Letting Agent Registration Number: **LARN1806008**

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Ask inside for more details!

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