



Solicitors & Estate Agents



Offers Over
£325,000

9/1 Valleyfield Street

Tollcross | Edinburgh | EH3 9LP

A superb first-floor apartment in a modern development, benefiting from secure parking, lift access and two private terraces. Ideally positioned beside the wide-open green spaces of The Meadows, the property is also within easy walking distance of the city centre and university and is offered to the market chain-free, freshly decorated and in move-in condition.

-  2 Bedrooms
-  1 Reception Room
-  2 Bathrooms
-  Secure garage parking
-  2 Private Terraces
-  EPC Rating – C
-  Council Tax Band – E



Description

Secure video entry provides access to the communal entrance, with both lift and stair access to the first floor. The front door opens to a generous entrance hallway which offers useful built-in storage and leads through to a stunning split-plan kitchen, dining and reception room with French doors opening directly onto the south facing terrace. The spacious proportions comfortably accommodate large-scale living and dining furniture, creating an ideal setting for both relaxed everyday living and entertaining. The contemporary kitchen enjoys a sociable connection with the main living space and is fitted with a comprehensive range of integrated appliances, including a dishwasher, washing machine, fridge/freezer, oven and hob. The principal bedroom features built-in wardrobes, an en-suite shower room and access to a large high-sided balcony, offering an excellent degree of privacy. The second double bedroom also benefits from built-in wardrobes, together with a separate cupboard housing the boiler. A well-appointed main bathroom is fitted with a white suite and shower over the bath. Further benefits include gas central heating and full double glazing and the building has also recently benefitted from a new roof.



Extras

The integrated kitchen appliances are to be included in the sale. Some items of furniture are available to be included by separate negotiation.

Parking, Terraces and Factor

A secure shared garage with allocated parking space is located on ground level of the building, also offering bike storage. In addition to the private terrace and balcony, there is a large area of south facing terrace shared with the other properties in the development. The building is professionally maintained by Taylor & Martin Factors at a cost of £350 per quarter annum. This includes buildings insurance, stair cleaning and maintenance, lift maintenance and insurance and upkeep of the communal areas including the garage and terrace.

Viewing

Please contact Neilsons on 0131 625 2222.





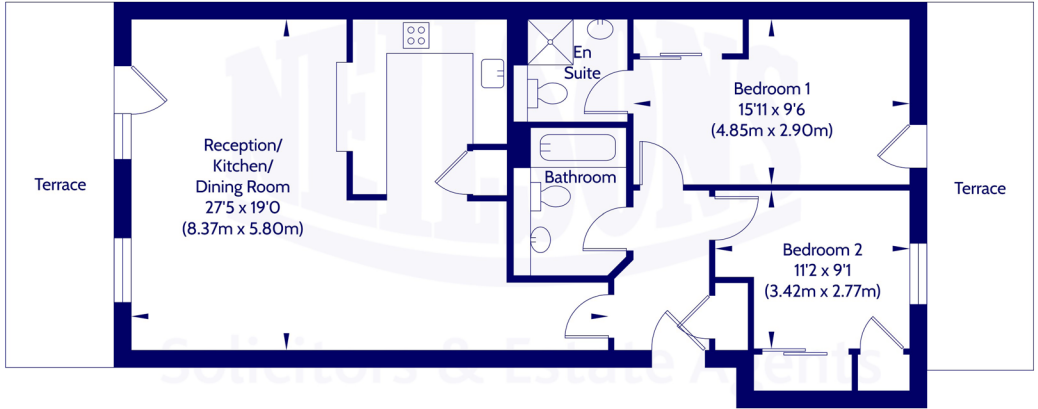
Location

Tollcross is a vibrant city centre district, ideally positioned just south of Lothian Road and within easy walking distance of Princes Street. Bordering the expansive green spaces of The Meadows, the area offers an excellent balance of city living and outdoor amenity. Exceptionally well placed for both the University of Edinburgh and Edinburgh College of Art, Tollcross boasts an outstanding range of local amenities, including independent shops, cafés, restaurants, supermarkets and everyday services. The area is also renowned for its excellent leisure and cultural attractions, with cinemas, theatres, gyms and a diverse selection of bars and eateries all close by. Regular bus services provide swift connections throughout the city and beyond, making this an ideal location for professionals, students and anyone seeking a convenient central lifestyle with green space on the doorstep.



Approx. Gross Internal Floor Area 81 Sq M / 873 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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