

# MILLER GERRARD

Solicitors and Estate Agents



**35/3 LOCHRIN PLACE, EDINBURGH, EH3 9RB**

Miller Gerrard are delighted to bring to the market this fabulous two bed first floor apartment, with shared garden and allocated parking space.

Comprising a large and welcoming hallway with deep storage cupboard, spacious south facing living / dining room, well appointed kitchen, modern and fully tiled bathroom with over bath shower and two double bedrooms, one with full wall width fitted sliding door wardrobes. Electric Heating and Double Glazing.

This property is centrally located yet in a quiet area with an abundance of local shops, restaurants, bars and leisure facilities only a short walk away. The property is ideal for students, first time buyers and professionals.

**OFFERS OVER £249,950**

MILLER GERRARD SOLICITORS & ESTATE AGENTS,  
The Studio, 13 High Street, Blairgowrie, PH10 6ET  
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[www.millergerrard.com.uk](http://www.millergerrard.com.uk)



**ENTRANCE HALLWAY**



**LIVING / DINING: 5.60 X 3.00**



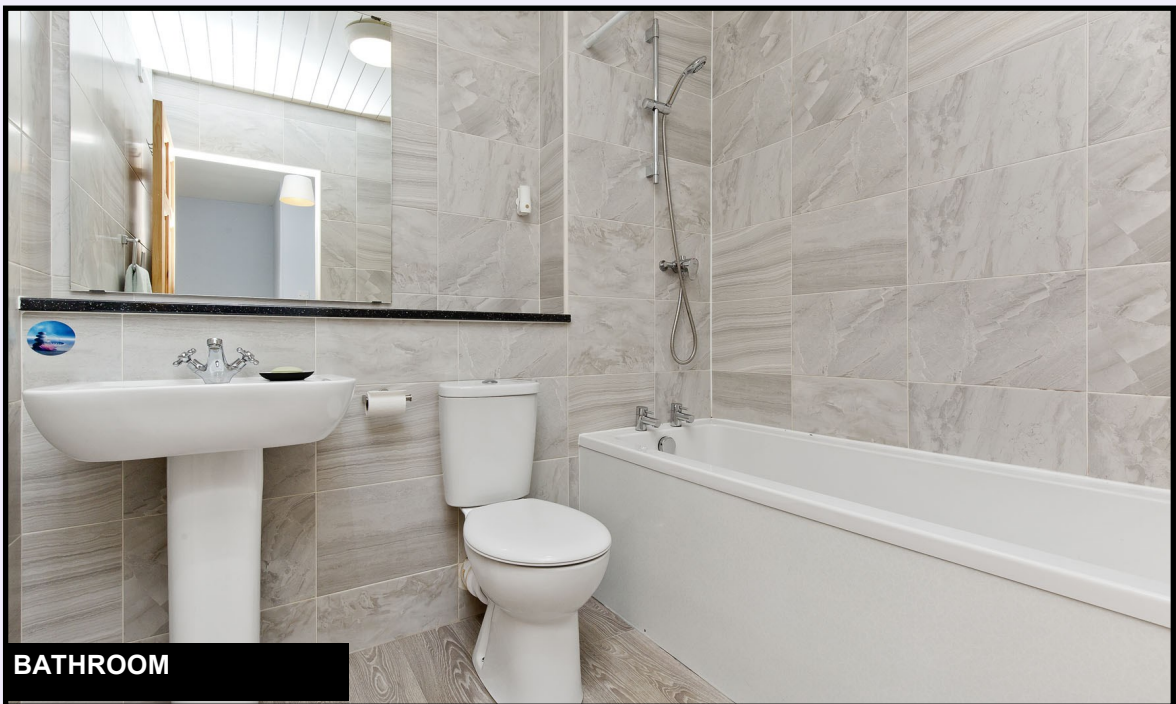
**KITCHEN: 4.12 X 1.88**



**BEDROOM 1: 4.23 X 3.30**



**BEDROOM 2: 4.23 X 2.88**

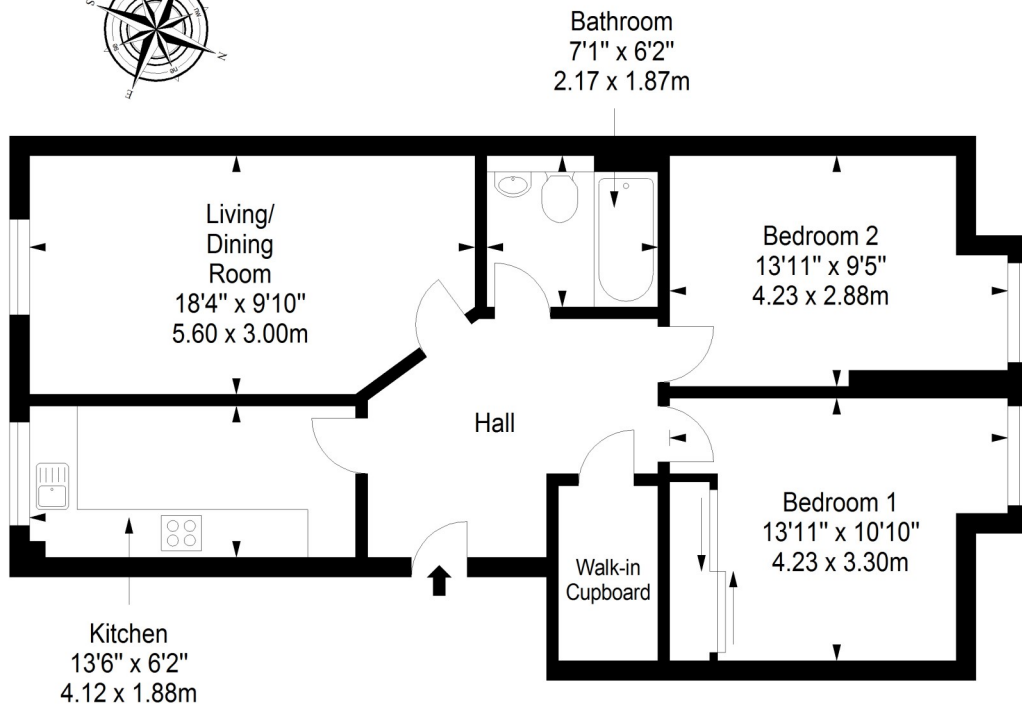
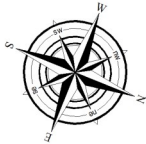


**BATHROOM**



**GARDENS**

Approx. 67.5 sq. metres (726.6 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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..

Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition.

It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

**TO VIEW**

Please contact Miller Gerrard Solicitors 01250 873468

**THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE**

