



lindsays

108 (2F2) Lauriston Place
Lauriston, EH3 9HX

"A bright and spacious second floor flat which is enviably located within walking distance of excellent local amenities"

- Secure shared entrance
- Hall
- Elegant sitting room with lovely outlook
- Spacious kitchen/breakfast room
- Three well proportioned double bedrooms
- Family bathroom with shower
- Separate WC
- Gas central heating
- Well maintained shared rear garden
- Excellent local amenities
- HMO licence

EPC Rating D

OFFERS OVER £350,000



Description

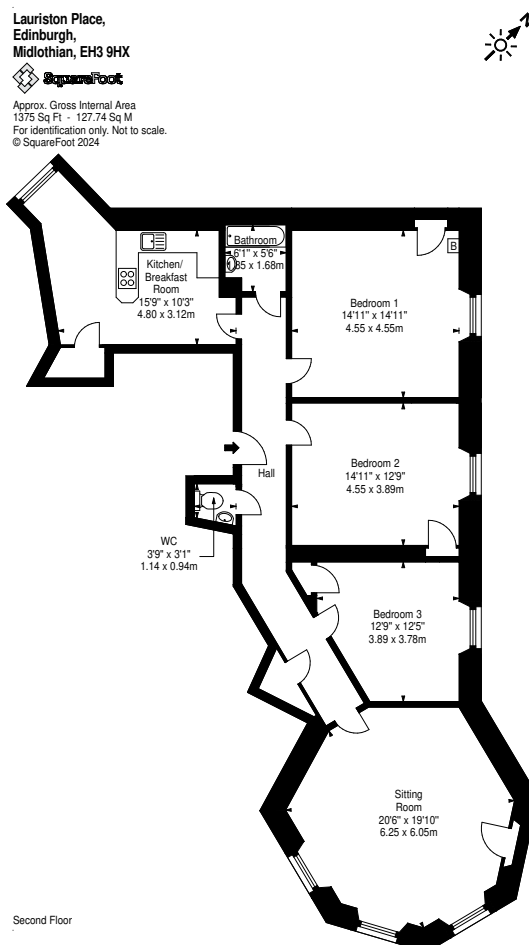
A bright and spacious second floor flat which is enviably located within walking distance of excellent local amenities, including a variety of popular bars and restaurants and the city centre. The property would now benefit from modernisation and upgrading and offers excellent potential. The property is accessed via secure shared entrance and in brief accommodation comprises; generous hall with good storage, elegant sitting room with triple sash and case windows which enjoy lovely outlook; spacious kitchen/breakfast room, three well proportioned double bedrooms; family bathroom with shower and separate WC. The property benefits from gas central heating and well maintained shared garden to the rear.

Area

The conveniently located, high amenity area of Lauriston lies in the centre of Edinburgh nestled between the Quatermile development to the east, the wide open spaces of the Meadows and Bruntsfield links to the south, the Old Town to the north and Tollcross to the West. Quatermile includes PureGym and Sainsburys as well as many popular restaurants and eateries. There are also a number of quality independent shops, restaurants and supermarkets nearby. For those that enjoy the arts, the Usher Hall, Kings Theatre and Cameo are all within a short walk as is the Museum of Scotland and Edinburgh Castle. Commuting around the city is easy with a variety of efficient bus services running along Lauriston Place and Lothian Road and Edinburghs cycle network runs through the Meadows at the end of the road. The University of Edinburgh, West End and financial district of the city are all within easy reach, as is Haymarket Train station and tram line which provides a fast and efficient link to Leith and Edinburgh International Airport.

Viewing

Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.