



119/4 Lauriston Place
LAURISTON | EDINBURGH | EH3 9JN


warners
solicitors & estate agents



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Bright and spacious two bedroom duplex flat set in a superb central location just moments from The Grassmarket and The Meadows. This fantastic property benefits from generous and well presented accommodation and is ideally located to take advantage of the capital's cultural highlights and entertainments.

- Single glazing, secondary glazing to front bedroom
- Well proportioned duplex apartment in very central location arranged over second and third floors
- Secure entry system
- Entrance hallway with storage
- Bright living/dining room
- Fitted breakfasting kitchen
- Two double bedrooms, secondary glazing to the front bedroom and double glazed Velux window to the rear bedroom
- Shower room with electric shower cubicle
- Gas central heating
- Good storage options

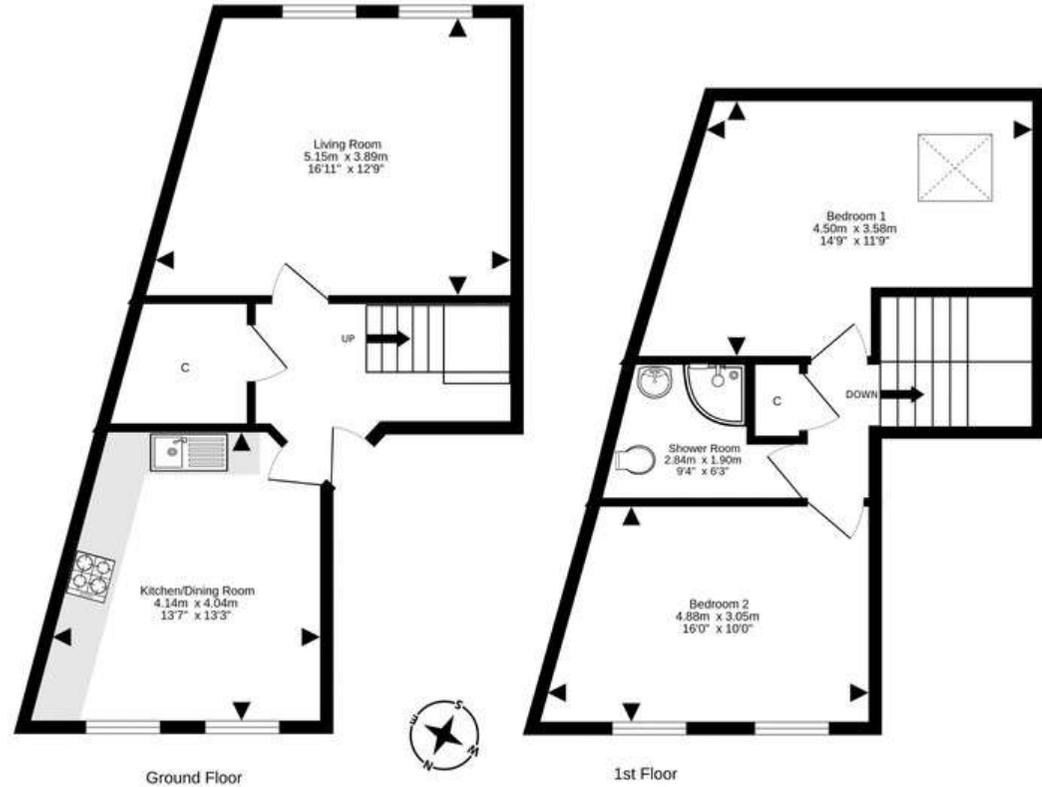
All blinds and wardrobes will be included in the sale. The washing machine, fridge/freezer and furniture are available if required. EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Lauriston is an area in Edinburgh City Centre close to the Capital's business districts and universities. A good range of shopping outlets is supported by banks, building societies and postal services. Schooling is well represented from nursery to senior level with a number of university buildings on hand for the more mature student. The choice of leisure facilities in the area is first class with a number of bars, restaurants, theatres and cinemas as well as the Fountain Park complex, a short distance away. Regular public transport operates to most parts of the city and surrounding areas. Edinburgh City Bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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