



COULTERS[©]

9 LAURISTON GARDENS

LAURISTON, EDINBURGH, EH3 9HH

 5 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a converted semi-detached villa which dates back to circa 1863, this ground and garden level property is beautifully presented throughout and boasts exceptional period features and proportions. Situated on an attractive, residential street within the Marchmont, Meadows and Bruntsfield conservation area, this substantial home has a superb city centre location close to an unbeatable selection of amenities.

With a private maindoor entrance, the grand vestibule with original tiling and arched door frame sets the tone for the rest of the property. On the ground floor, there is an stunning living room which has high ceilings, intricate cornicing, fireplace with wood burner and timber floors. Also on this level is an extremely stylish fitted kitchen/dining room with central island, integrated appliances, range cooker, solid stone worktops and marble fireplace.

Downstairs, there are up to five bedrooms available with the principal bedroom being a very generous double with a modern en suite shower room. Bedroom 4 is a versatile space, currently used as a playroom, with a concealed utility area, storage cupboards and access to the rear garden through French doors. The remaining bedrooms comprise two good sized double rooms to the front of the property and a fifth smaller bedroom that would equally make a fantastic home office.



KEY FEATURES

 Ground and garden level flat

 Private gardens to front and rear

 Minutes from The Meadows

 Versatile layout with up to five bedrooms

 Permit parking available

 Excellent schooling and University nearby





In addition to the en suite, there is a luxurious family bathroom with four-piece suite that includes a freestanding bath and separate shower cubicle, as well as a supplementary WC off the hall.

The property has gas central heating and single glazed sash and case windows most of which have working shutters.

Externally, there is a lovely, fully enclosed, south west facing private garden which consists of a paved seating area, Astroturf lawn, planted borders and potting shed. To the front, the private garden is predominantly paved for ease of maintenance and there is a handy wood store as well as a well-kept hedge that provides additional privacy. Permit parking is available on the street.



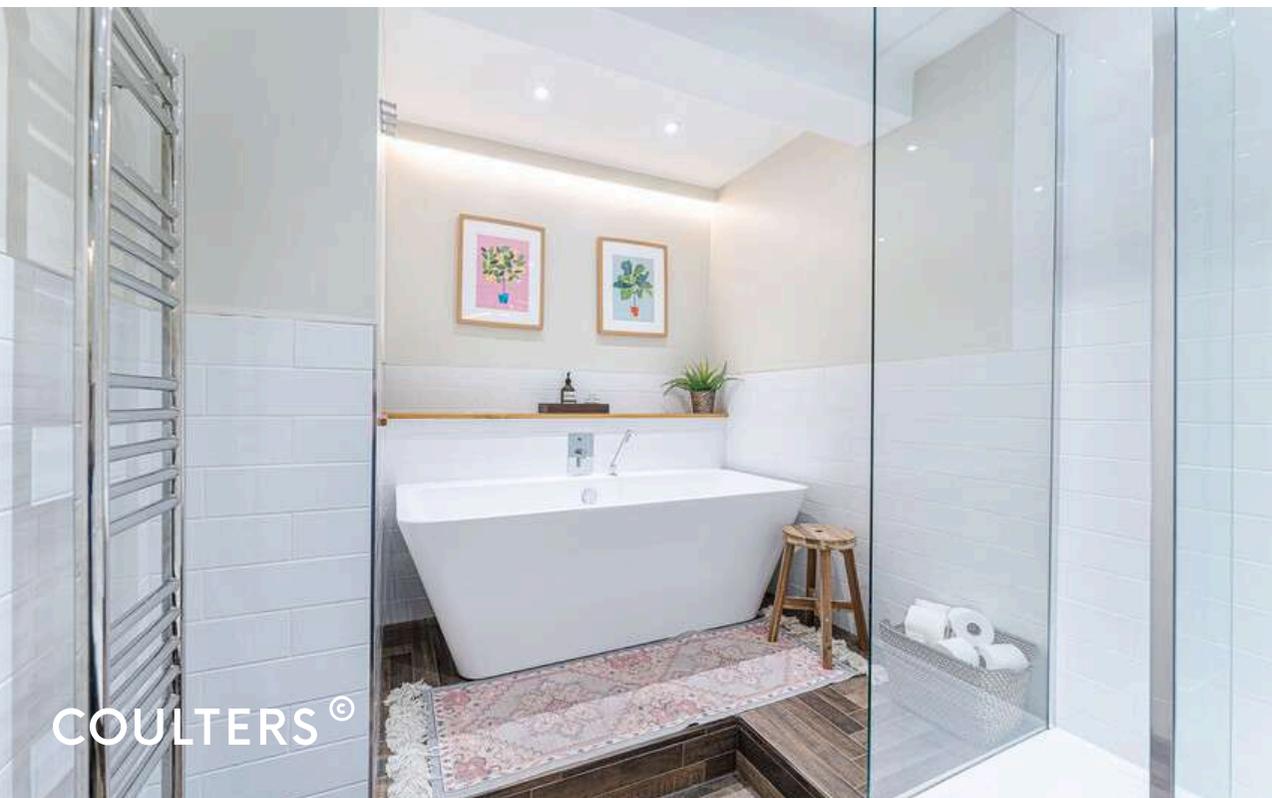


THE LOCAL AREA

Lauriston is a central district of Edinburgh which borders the beautiful open space of the Meadows. Just a short stroll away is Edinburgh's historic Old Town, whilst further local cultural and recreational venues are located along Lothian Road and within Fountainbridge, home to Fountain Park's entertainment hub and the basin of the scenic Union Canal. Outdoor recreation is well-catered for with tennis courts, running clubs and pitch and putt available on the Meadows and Bruntsfield Links, whilst several gyms and the Victorian baths at Warrender Swim Centre provide superb indoor sports facilities. This cosmopolitan area is close to an excellent selection of independent shops, supermarkets, cafés, bars and eateries, as well as an arts cinema and theatre. Well-regarded state schooling options and easy access to many of the capital's prestigious independent schools is also on offer. Higher education institutions situated close-by include Edinburgh College of Art and Edinburgh University's main campus. In addition to fantastic bus links, Lauriston is well-placed for straight forward access to the City Bypass and, also, lies within easy reach of Haymarket train station providing services across Scotland and the UK.

EXTRAS

All blinds, floor coverings and range cooker are included in the sale price. Other items may be available subject to separate negotiation.







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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2,103 SQ FT / 196 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.