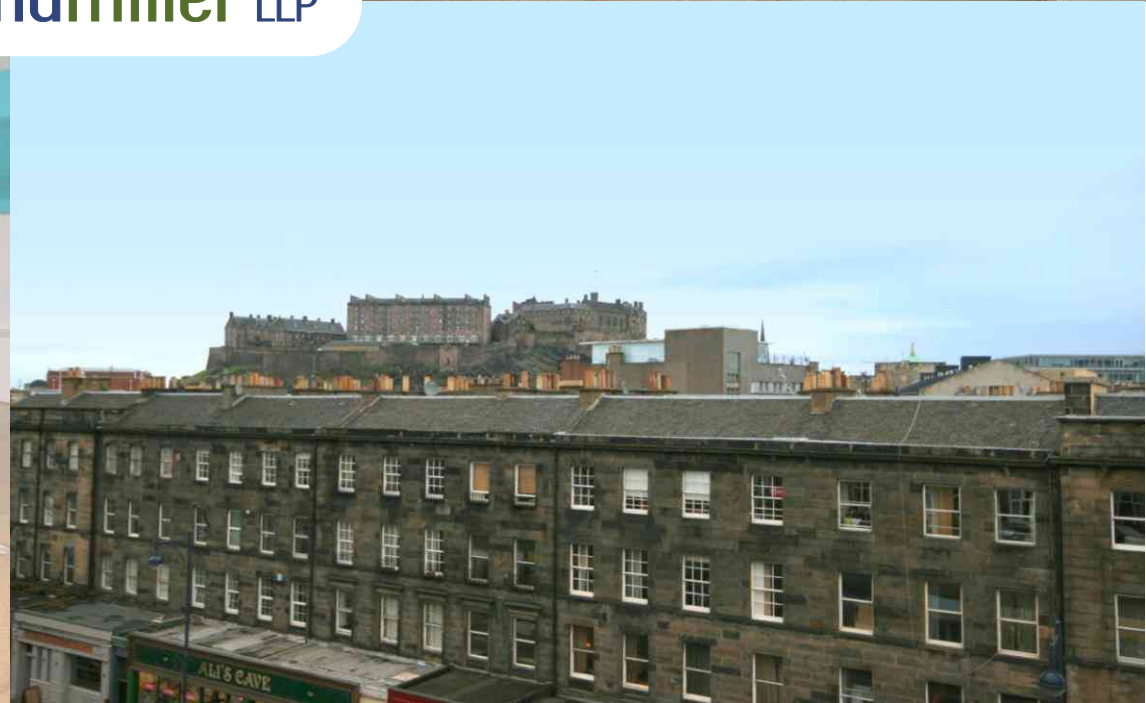




drummondmiller LLP



Lothian House (Flat 76), 124 Lothian Road, Edinburgh, EH3 8DD Offers Over £105,000

'Art Deco building with swimming pool and gym'

- **Central flat with rooftop view of Edinburgh Castle**
- **Secure 4th floor position accessible by lift and staircase**
- **Living room with recessed kitchen**
- **Double bedroom and bathroom**
- **Gas central**
- **Residents swimming pool and gym**
- **Offers scope for improvements**
- **EPC C**

This bright top floor flat forms part of a unique 1930's Art Deco building boasting an indoor heated swimming pool and a lift. Influenced by London's famous Kodak Building, it was converted into flats in 1983 and is now Listed (Category B). Lothian House has proved popular with purchasers of all age groups seeking a city centre living, pied a terre, holiday flat or letting opportunity. The property itself (39sqm) is positioned to the front of this iconic building with views of Edinburgh Castle. There is a combined living/dining room (having a recessed kitchen area), handy box room, double bedroom and bathroom. Extra large windows in the living room and bedroom ensure maximum brightness but would benefit from repair/replacement. Gas central heating is installed with panel radiators (concealed back boiler). The complex provides a small gymnasium, secure entry system, CCTV and laundry room for its residents. It is privately managed with quarterly costs of approximately £250. The oven, hob and hood are included in the sale price.

The property is valued at £110,000 in its present condition and lies in Council Tax band C. To view telephone Agent 0131 229 3399 (07595820611 outwith office hours) kwilson@drummond-miller.co.uk.

It is bustling city centre location in the very heart of Edinburgh's new financial district only a few yards away from Princes Street, atmospheric Old Town and vibrant West End. It is also right beside the rejuvenated canal basin, Edinburgh College of Art and conference centre. Numerous shops, theatres, cinemas, coffee shops and restaurants abound whilst Haymarket Rail Station, Fountain park Leisure Complex are literally only a five-minute walk away.

LIVING ROOM	3.30m x 4.00m (10'10" x 13'1")
KITCHEN AREA	2.58m x 2.15m (8'6" x 7'1")
BEDROOM	3.10m x 2.84m (10'2" x 9'4")
BATHROOM	1.90m x 1.90m (6'3" x 6'3")
STOREROOM	0.98m x 1.98m (3'3" x 6'6")



FLOOR PLAN

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NO OBLIGATION MARKET APPRAISAL