

# ALLINGHAM & CO

traditional values | modern practice

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FLAT 7, LOTHIAN HOUSE, 124 LOTHIAN ROAD, EDINBURGH, EH3 9BG

2 BEDROOM | 1 BATH | EPC C

espc

## Location

Apartment 7 of Lothian House forms part of an historic building in Edinburgh City Centre. Close to the West End, the area has excellent amenities with shops, bars, cafes, restaurants, theatres all on the doorstep. There are excellent recreational activities available with Fountain Park Leisure Complex close at hand as well as the Cinema Complex, Ten Pin Bowling and Fitness centre. The Meadows and Bruntsfield Links are close-by and there are excellent transport links throughout the City.

## Accommodation

- Duplex Apartment
- Entrance Hall
- Lounge/Dining room open plan to
- Fitted Kitchen
- 2 Double Bedrooms
- Bathroom
- Cloakroom
- Store
- Gas Central Heating
- Double Glazing
- Building Security
- Residents' Leisure Suite

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.







## General

The Apartment forms part of an Art Deco B Listed building ideally located in the City Centre. Security entryphone systems control access to the communal entrance hall with lifts to the accommodation and to the Leisure Suite on the basement level. The building also has fully equipped laundry facilities.

The Apartment is particularly spacious with the accommodation set over two levels and enjoys an open outlook to the City Centre and the bustling Lothian Road.

The communal entrance halls are currently being refurbished in the traditional Art Deco style. On entering the apartment there is an attractive entrance hall with fitted carpet and stairs up to the bedroom accommodation. The living areas are on the entrance level and are of an open plan design with the lounge featuring triple windows looking out to Lothian Road. The room is designed with a living area, a dining area in the recess and a concealed fully fitted kitchen equipped with a range of wall mounted and base units in a simple timber finish with complementary work surfaces and integrated appliances. There is a cloakroom with WC and washhand basin on the first level.

The bedroom accommodation is located in the upper level and there are two generously proportioned bedrooms looking to the rear. In addition there is a large store. The bathroom is fitted with a three piece suite comprising bath, WC and washhand basin with tiled splashback.

## Leisure Complex

The residents of the apartments have a private Leisure complex, which is currently undergoing a full program of refurbishment. The refurbishing costs have been paid by the seller and they are scheduled to re-open in the Spring of 2019. The complex comprises a swimming pool with changing areas, a fitness centre, residents' lounges and meeting rooms. As the Leisure complex is undergoing building work, unfortunately, no access can be provided at this time.

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## LOCAL PROPERTY CENTRES

### MARCHMONT:

134 Marchmont Road, Edinburgh EH9 1AQ  
TEL: 0131 447 9341

### COLINTON:

9 - 15 Bridge Road, Edinburgh EH13 0LH  
TEL: 0131 447 9341

### BUCKSTONE:

4A Buckstone Terrace, Edinburgh EH10 6PZ  
TEL: 0131 447 9341

Fax Property – 0131 452 9383

Email Property – [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



First floor



Second floor

Approx  
95.8m<sup>2</sup>

