

Location

This is an ideal central location within easy walking distance of the City's West End and Princes Street and convenient for University of Edinburgh, Edinburgh Napier University and Edinburgh College of Art .

The area has an abundance of amenities, with shops, bars, cafes, restaurants, theatres and essential services all on the doorstep. Excellent recreational activities are available nearby at the Fountain Park Leisure Complex and the open spaces of The Meadows, Bruntsfield Links and Princes Street Gardens.

An excellent bus service links the neighbourhood to the rest of the city and the tram service gives easy access to the west of the capital including the Gyle Centre and Edinburgh Airport.

Accommodation

- Secure entrance with lift
- Lounge open to Kitchen
- Double Bedroom
- Kitchen
- Bathroom
- Electric Heating
- Double Glazing
- Leisure Suite

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





General

Forming part of iconic Lothian House, a prominent Art Deco building with B-listed status in a bustling neighbourhood, this one bedroomed fourth floor flat is now in need of cosmetic upgrading but represents an opportunity to create a stunning city-centre home, pied-à-terre or buy-to-let investment in the heart of the capital.

The main entrance on Lothian Road is equipped with a secure entry-phone system and leads into a well-maintained foyer with stairs and a lift to the upper floors. The hallway of the property is bright with wooden laminate flooring and a glass panelled door leads into the lounge. Off the lounge through an arch is the kitchen with a range of wall and base unit, stainless steel sink, electric over, hob and extractor (These items are believed to be in good working order though their condition is not warranted.)

The double bedroom has a large storage cupboard. The bathroom is partially tiled and has a white 3 piece suite with a shower over the bath.

Residents have access to a fully-refurbished, private leisure suite within Lothian House with a swimming pool, gym, sauna, and games room.

The factor is managed by LHPA Lothian House Proprietors Association at a cost of approx. £100 per month.



ALLINGHAM & CO

traditional values | modern practice

ALLINGHAM & CO OFFICES

MARCHMONT – PROPERTY CENTRE:
134 Marchmont Road, Edinburgh EH9 1AQ
TEL: 0131 447 9341

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

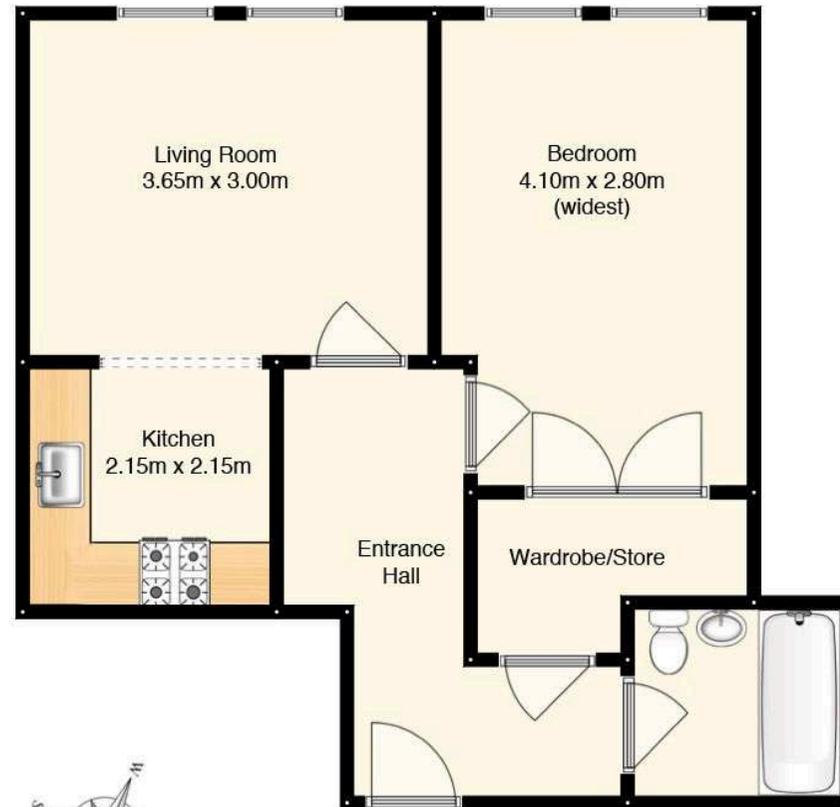
BUCKSTONE:
4A Buckstone Terrace, Edinburgh EH10 6PZ
TEL: 0131 447 9341

Fax Property – 0131 452 9383
Email Property – property@allingham.co.uk

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



Approx
40.5m²