



COULTERS[©]

2 VALLEYFIELD STREET

LAURISTON, EDINBURGH, EH3 9LS

 4 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated on the corner of Valleyfield Street and Leven Terrace, this is a substantial maindoor flat with a superb location just a stone's throw from Edinburgh's much loved Meadows. The property is peacefully located on a quiet, one way street, within a highly desirable residential area which is well-located for quick access to the city centre and nearby Edinburgh University.

Most recently used as a successful rental property, following some modernisation, the flat would also be well-suited to families looking to take advantage of the fantastic location and excellent school catchment. Entered through a vestibule with original tiling, the home benefits from a versatile layout as well as some attractive, retained period features including cornicing and timber flooring. The current layout consists of: a living/dining room with adjoining fitted kitchen; an impressive principal bedroom or potential sitting room with corner bay window; three further double bedrooms and two shower rooms.

KEY FEATURES

-  Maindoor flat with excellent potential
-  Versatile layout with up to four bedrooms
-  Directly opposite The Meadows
-  Permit parking available
-  Excellent school catchment area
-  University of Edinburgh closeby



The property is fitted with single glazed sash and case windows with working shutters on all street-side windows, and there is gas central heating.

There is a communal garden accessible via a door off the hallway that leads to the communal stair of 7 Leven Terrace. A narrow strip of private garden also wraps itself around the front of the flat. Permit and metered parking is widely available on the street.

EXTRAS

All light fittings, blinds, curtains, fitted flooring and white goods are included in the sale price.





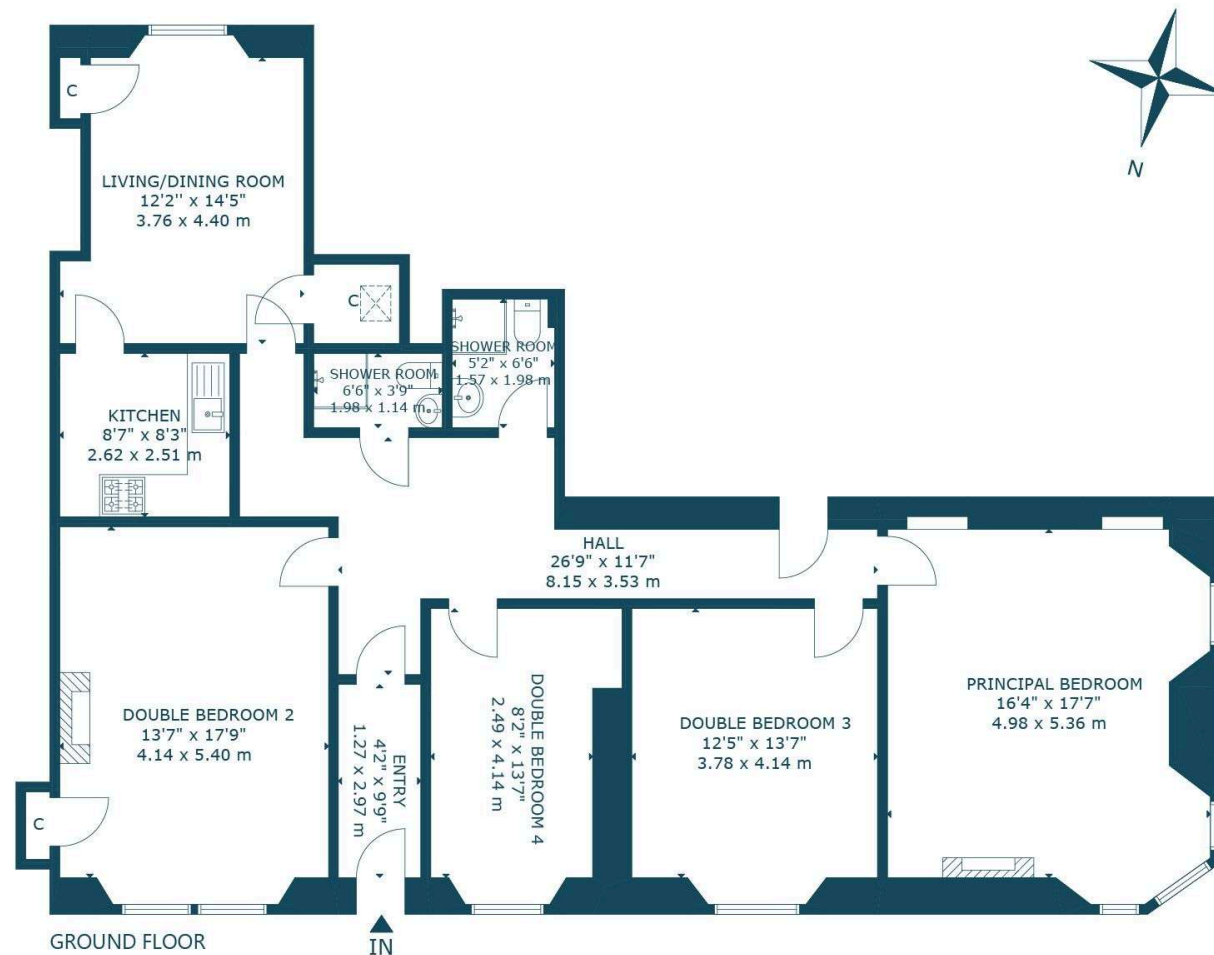
THE LOCAL AREA

The property forms part of the Marchmont, Meadows and Bruntsfield conservation area and falls within Lauriston, 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.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 1,476 SQ FT / 137 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.