



**GIBSONKERR**  
Personal, Family Law & Property

**30 (2F2) Lutton Place**

South Side, Edinburgh, EH8 9PG





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### Property Summary

This traditional second-floor flat in sought-after South Side is a city residence with an abundance of potential. The flat features a spacious living and dining room, and a generously proportioned double bedroom with period cornicing, a walk-in cupboard, and additional built-in storage. A second bedroom provides homeowners with added flexibility, offering alternative uses as an office or nursery to meet different stages of life. Many of the rooms also have wooden floorboards that can be primed or carpeted upon preference. Whilst the property requires refurbishment, it presents buyers with an exciting opportunity to add significant value to a home in a much-loved location.

Please note, this property is to be sold as seen.

### Features

- A traditional second-floor city flat
- In the South Side conservation area
- Entrance hall with built-in cupboard
- Bright and spacious living/dining room
- Kitchen just off the living area
- Large double bedroom with storage
- Good-size second bedroom
- Three-piece shower room
- Mature communal garden laid to lawn
- Controlled permit parking (Zone 7)
- Sash windows with wooden shutters
- Gas central heating system
- EPC Rating - E







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“...Entrance hall with built-in cupboard and a kitchen just off the living area...”











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**“... Large double bedroom  
with storage and a  
good-size second bedroom...”**

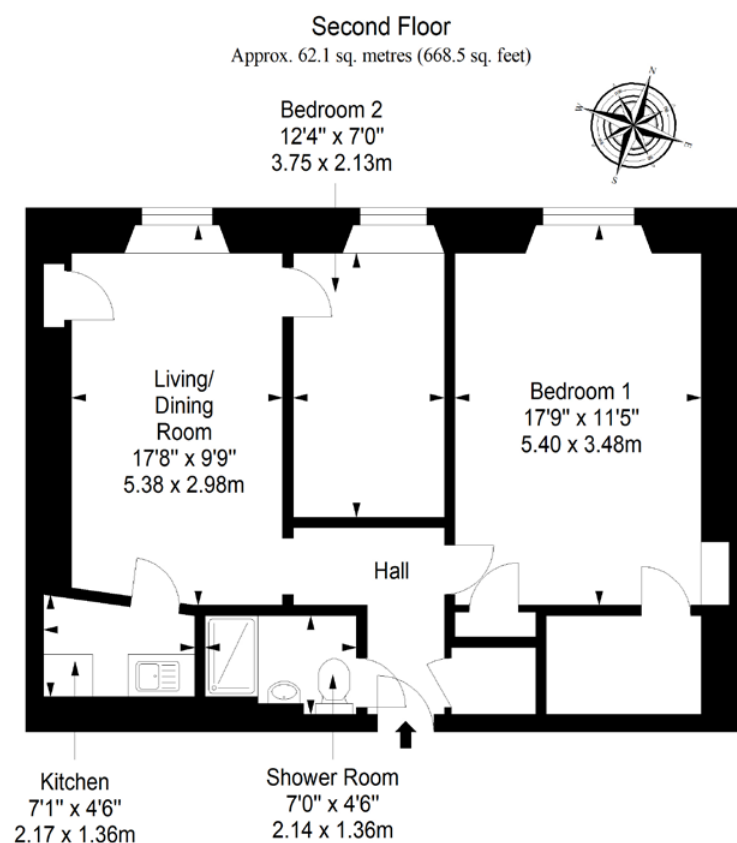








# Floorplan



Total area: approx. 62.1 sq. metres (668.5 sq. feet)

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## DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should