



19/7 Lauriston Gardens,
Edinburgh, EH3 9HH



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Forming part of a factored tenement building is this well presented top (3rd) floor flat enjoying a bright double aspect, the flat has gas central heating, double glazing and an allocated parking space. The property is located in the sought after Lauriston area of the city with the vast greens of The Meadows located at the end of the street.

The accommodation includes hall with three storage cupboards. The well-proportioned lounge has triple windows to the front and corning. The kitchen has window to the front, space for dining and is fitted with a range of base and wall units with the oven, hob, fridge and washing machine to remain. There are two double bedrooms, both with windows to the rear and fitted wardrobes. Completing the accommodation is the bathroom with window to the side fitted with a three piece white suite with shower over the bath.

Externally there is an allocated parking space to the car parking located at the rear of the property.

The furniture/contents can be included in the sale price.

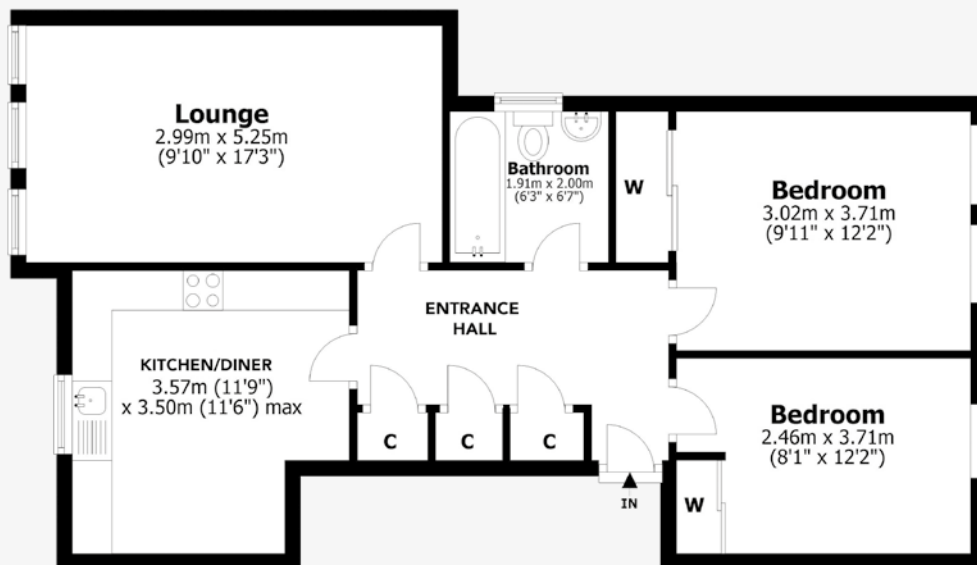
Early internal viewing is essential to fully appreciate this bright and spacious property.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning and buildings insurance. The current factor is James Gibb with a monthly payment of approximately £85.

Area Description

The property is ideally placed for access to many of Edinburgh's central amenities, with a fine array of shops within the immediate vicinity, including a Sainsbury's local. The area is renowned for its bars, restaurants and cafes, along with a selection of theatres and cinemas. Regular bus services provide easy access to other parts of the city, and the city centre is only a short walk away. Both private and state schools are in the vicinity.





Accommodation

Lounge:	3m x 5.26m	(9'10" x 17'3")
Kitchen/Diner:	3m x 5.26m	(9'10" x 17'3")
Bedroom 1:	3.02m x 3.7m	(9'11" x 12'2")
Bedroom 2:	2.46m x 3.7m	(8'1" x 12'2")
Bathroom:	1.9m x 2m	(6'3" x 6'7")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

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