

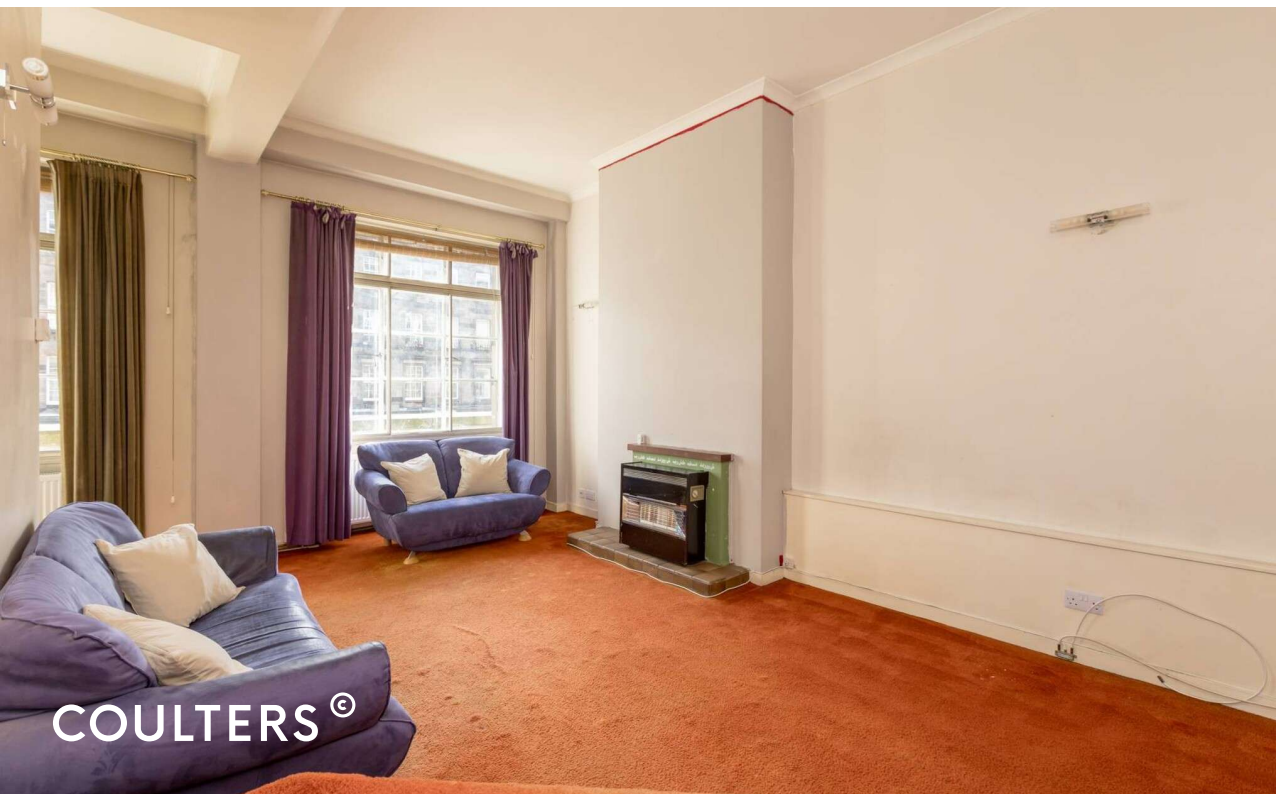
COULTERS[©]



124/5 LOTHIAN ROAD

TOLL CROSS, EDINBURGH, EH3 9BG

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Spanning two floors, this bright and well-proportioned city centre apartment forms part of Lothian House, a distinctive B-listed Art Deco building dating from the 1930s. Converted into flats in the 1980s, the development offers an impressive range of resident facilities, including a swimming pool, steam room, sauna, gym, games room and lounge – amenities rarely found within an older Edinburgh property. Much loved by the current owner, the apartment has provided an excellent central home and is now ready for its next chapter. While requiring some upgrading, it offers an exciting opportunity to create a stylish and highly individual city centre residence.

KEY FEATURES



Light filled, spacious duplex forming part of a listed 1930's building.



Two double bedrooms, one with fitted wardrobes.



Residents' swimming pool, gym, steam room, sauna, lounge area, quiet room, games room and laundry



Superb central location, a short walk from Princes Street.



Located in Edinburgh's popular Tollcross area.



An array of local amenities nearby.



EPC Rating - D



Council Tax Band - D



The large sitting room is accessed via steps leading down into the main living area and is flooded with natural light, creating a bright and airy space which flows through to the adjoining dining area. The open-plan arrangement provides a good sense of space and flexibility for both relaxing and entertaining.

The galley-style kitchen is fitted with a range of wall and base-mounted cabinetry incorporating a gas hob, double electric oven, microwave, washing machine and tumble dryer, together with a free-standing fridge/freezer. Also on this floor is a WC and two useful storage cupboards.





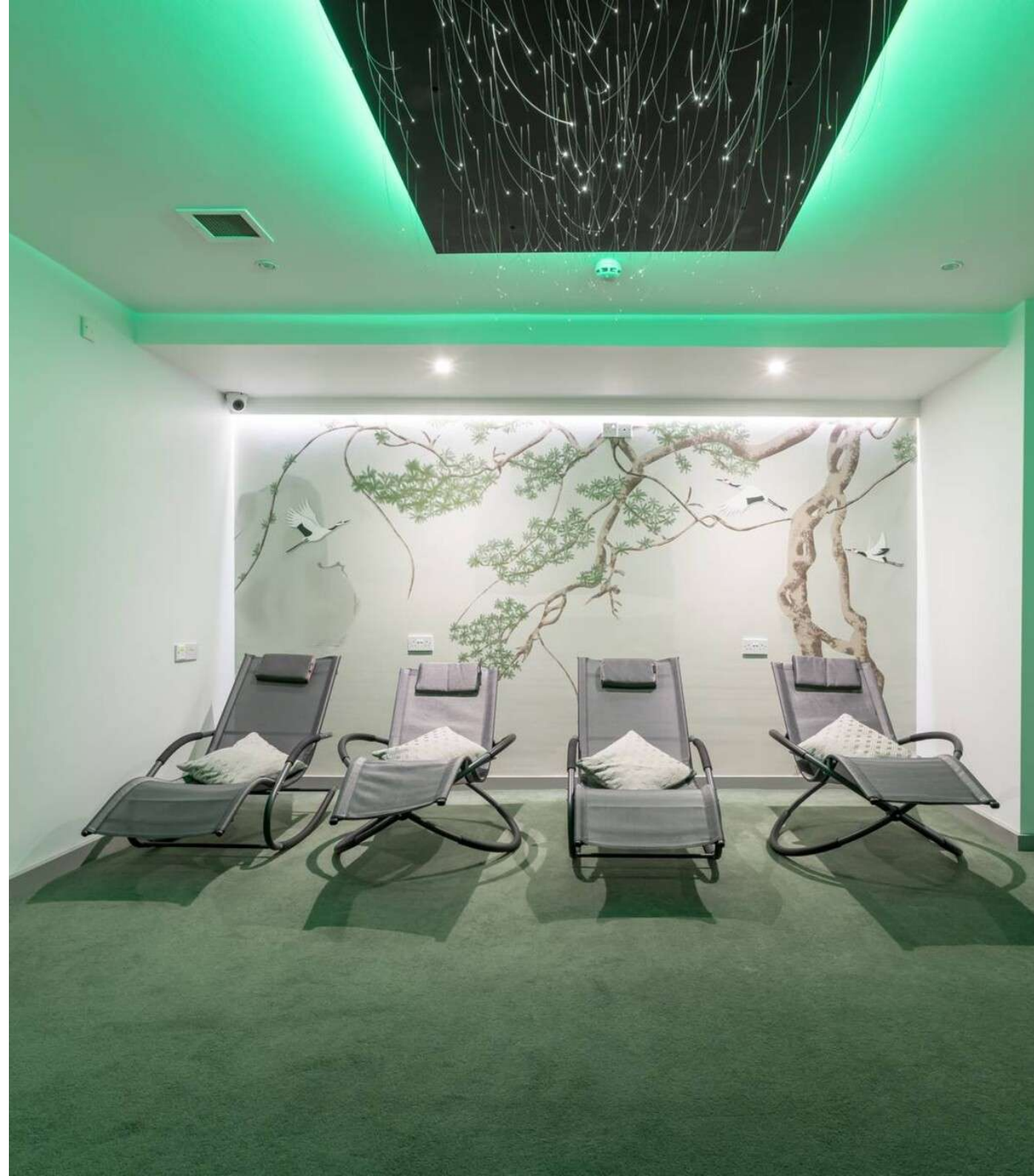
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Upstairs, there are two double bedrooms, both positioned to the rear of the property. One benefits from fitted wardrobes spanning one wall, while a further cupboard provides additional storage and houses the hot water tank. Overhead, there is also a loft space adding further storage options.

The bathroom completes the accommodation. Further benefits include gas central heating, secure video entry and lift access.

The basement level is home to an impressive range of high quality leisure facilities for residents, including a swimming pool, steam room, sauna, gym, games room, lounge area and quiet room, whilst a separate laundry room is located on the first floor.









THE LOCAL AREA

Lothian House occupies a prime city centre position on Lothian Road, in Edinburgh's financial district. Just a short walk from Princes Street, the property is also well-located for access to the historic Old Town and prestigious West End. The University of Edinburgh, Edinburgh College of Art and Napier University are all within walking distance.

An unbeatable selection of coffee shops, bars and restaurants are all on the doorstep along with an Odeon cinema. Three theatres and a concert hall are within a five minute walk of the property. Nearby Fountain Park leisure complex has a Nuffield Health gym, tenpin bowling and crazy golf amongst other attractions.

Fantastic transport links include bus services and the tram, just a short walk away, which offers direct access to Edinburgh airport.



EXTRAS

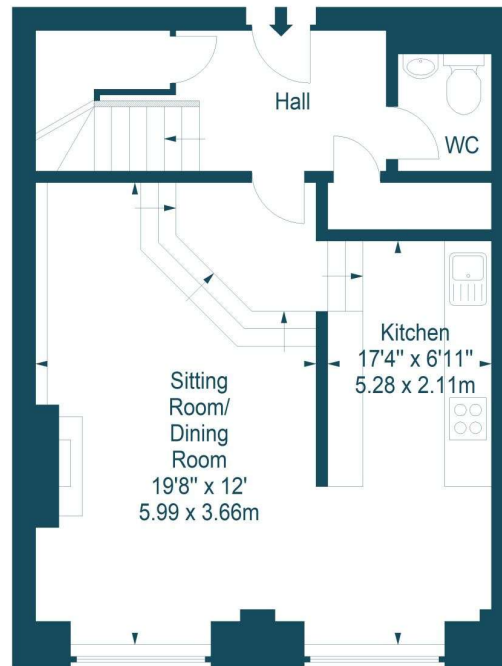
All curtains, light fittings, fitted flooring and kitchen appliances are included in the sale price. Other items may be available if required.

Lothian House is privately managed by LHPA, with monthly service charges of approximately £200 - £250 per month, which includes buildings insurance and maintenance of the shared facilities.

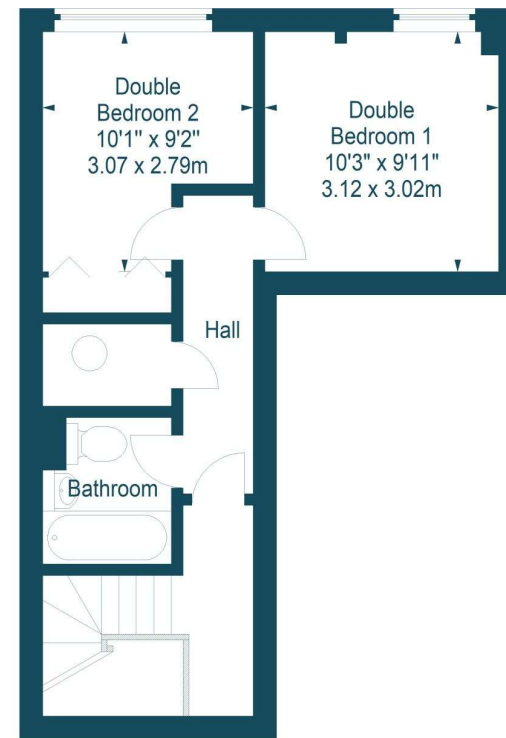
Lothian Road,
Edinburgh,
Midlothian, EH3 9BG



Approx. Gross Internal Area
871 Sq Ft - 80.92 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



Second Floor

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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.