



RALPH SAYER
SOLICITORS & ESTATE AGENTS

29(PF1) Lauriston Street

Tollcross, Edinburgh EH3 9DQ

Lauriston Street

Situated in a prime city centre location, Lauriston Street lies next to the historic West Port and Grassmarket, next to the hustle and bustle of Tollcross and only a short stroll to the vast green space of the Meadows. Beautifully presented this traditional ground floor flat is totally charming, with box room and direct access to shared patio area to the rear, which is rare to find in a city centre location.

On entering there is a welcoming hallway, which leads into a generous sitting and dining room, where patio doors lead out to a small patio area (shared). Off the lounge is a large box room, currently used as a bedroom area. Designed to maximise the fantastic wall space, the bijou kitchen adjacent boasts an array of sleek grey cabinets which provide hidden storage and workspace, with built-in oven and hob. To supplement the kitchen there is a utility cupboard, accessed from the lounge which is plumbed in for a washing machine. The bedroom is a generous space with plenty of scope for freestanding furniture and finally, a stylish fully tiled shower room. Additional storage is found in the communal stair, with a handy secure understair store.

Property Summary

- Traditional ground floor flat in prime city centre location
- Spacious sitting & dining room with direct access to patio area
- Fitted kitchen
- Comfortable double bedroom
- Stylish shower room
- Box room
- Gas central heating & double glazed windows
- Shared patio area to rear
- On-street metered & permit parking (Zone 4)
- EPC Rating - C | Council Tax Band - B

Extras: all fitted floor coverings, blinds, light fittings, and appliances in kitchen, to be included in the sale.

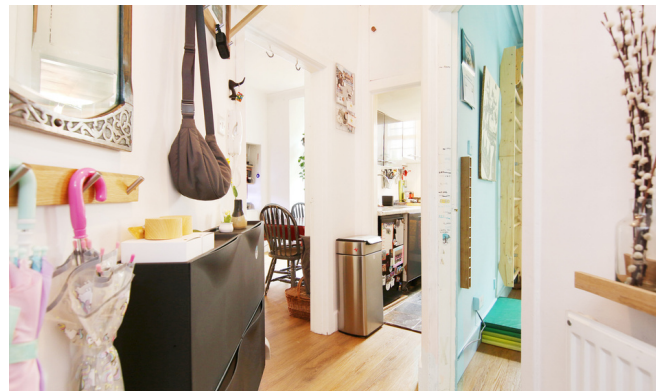
Home Report Value - £190,000







Stunning
traditional flat
in a prime city
centre location,
with outdoor
space





Let us help you find your next
dream property!



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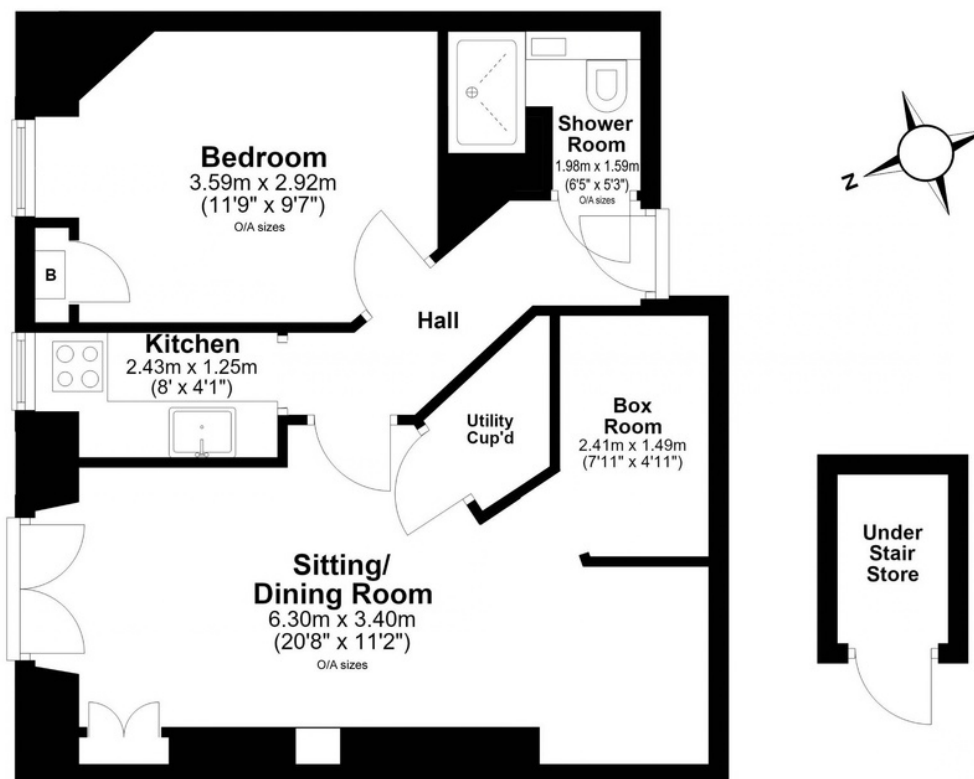


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor

Approx. 44.9 sq. metres (483.6 sq. feet)

Location

Tollcross is a convenient city centre location, ideal for business and pleasure. Close to the financial and commercial districts and many of the major University campuses. Due to its position, there is a wide choice of local amenities, including shops, cafes and bars, right on your door step.

Locally, there is the renowned Cameo 'arthouse' Cinema (one of the oldest cinemas, still in use in Scotland) and the Kings Theatre. The popular Bruntsfield area, neighbours Tollcross to the south and offers fabulous independent shops, bars, cafes and restaurants.

For leisure and recreation, the Meadows, are only a short stroll. Excellent regular bus services operate in the area and Haymarket Station is within walking distance.



THE MEADOWS