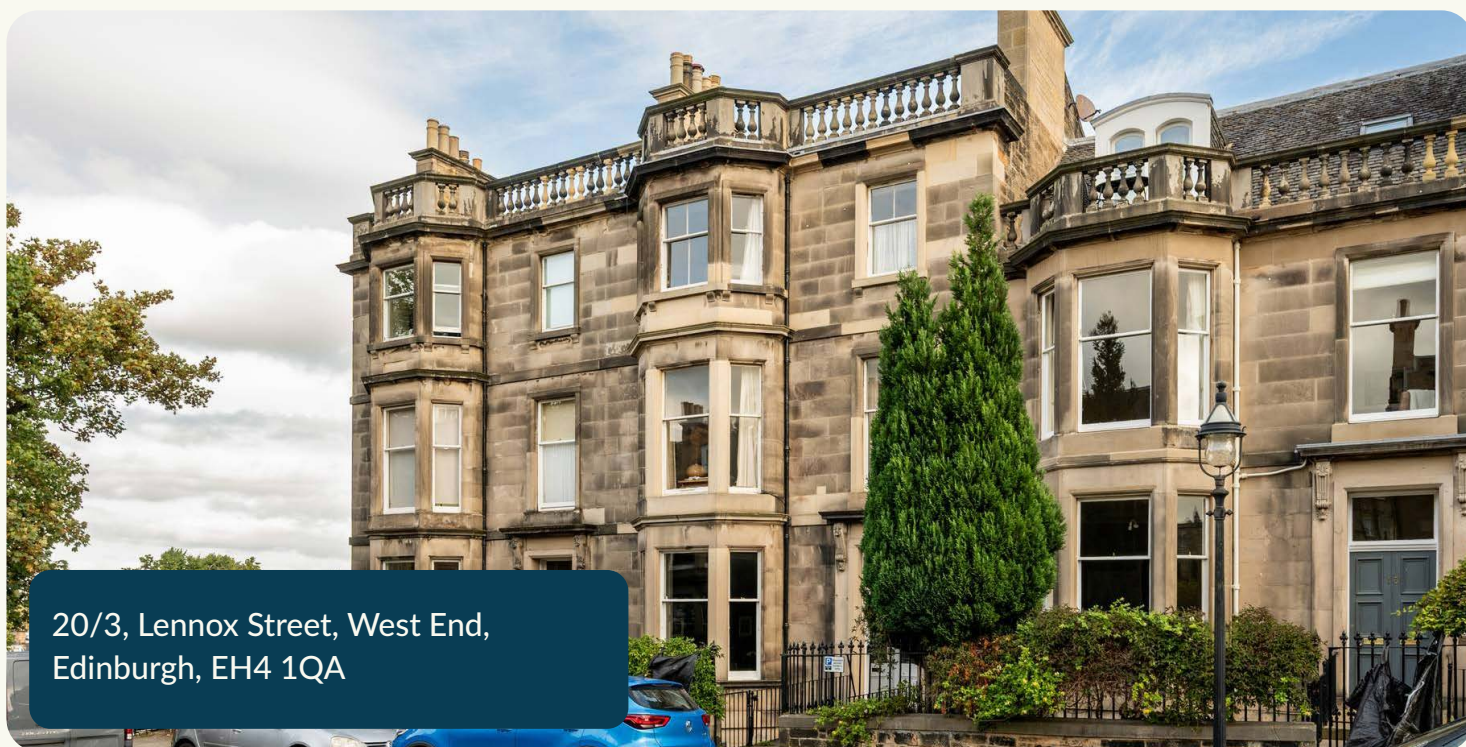




20/3, Lennox Street, West End,
Edinburgh, EH4 1QA



A bright top floor flat which enjoys lovely views, forming part of a handsome B listed building located in the highly regarded West End

 2 Bed  1 Bath  1 Reception

A bright top floor flat which enjoys lovely views, forming part of a handsome B listed building located in the highly regarded West End. This unique property is now in need of modernisation and upgrading offering the opportunity for a new owner to create a stylish home in a sought after location. In brief the accommodation comprises; hall with walk in cupboard, bay windowed sitting room with views of Edinburgh Castle, separate kitchen with window to the rear enjoying views across the Edinburgh skyline, double bedroom with window to the rear enjoying beautiful views with walk in storage cupboard, second double bedroom with window to the front, boxroom with cupboard off, and bathroom with shower over the bath.

Features

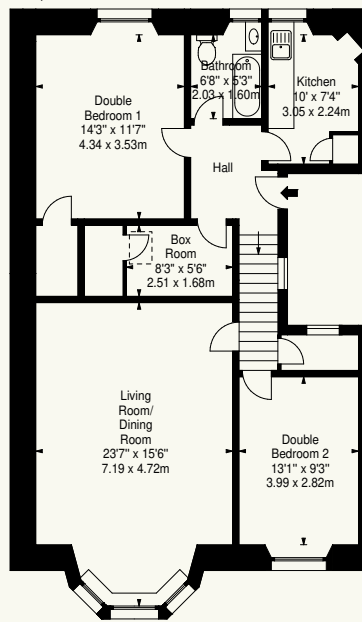
- Bay windowed sitting room
- Separate kitchen
- Two double bedrooms
- Large boxroom
- Bathroom
- Sash and case windows
- Electric heating
- Residents permit parking
- EPC Rating E

Offers Over £375,000

Lennox Street,
Edinburgh,
Midlothian, EH4 1QA



Approx. Gross Internal Area
958 Sq Ft - 89.00 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor



Located in the city's West End, Lennox Street could hardly be more central or convenient, with all the city has to offer virtually on the doorstep. Princes Street and vibrant George Street with their designer shops and stylish restaurants are within minutes, yet the area retains a charming village like atmosphere with cobbled streets, Georgian and Victorian architecture featuring throughout. There are numerous small independent shops, as well as a Marks & Spencer food outlet, a Sainsbury's and a Tesco all nearby, as are a wonderful variety of coffee houses, restaurants and bars. The Dean Gallery and the Scottish

National Gallery of Modern Art are within a pleasant stroll. Indeed, the Usher Hall, Traverse and Lyceum Theatres, the Edinburgh Filmhouse and Odeon Cinema are all within distance. There are delightful leafy riverbank walks by the Water of Leith, several access paths to the city's cycle path network and Edinburgh Sports Club offering a wide programme of activities, all within close proximity. Bus services are on hand to many other parts of the city and a tram stop on Shandwick Place provides a direct link with Edinburgh International Airport. In addition, Haymarket Rail Station is also nearby.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsay's on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.