Jardine Phillips
Solicitors • Estate Agents

LAURISTON

11/8 VALLEYFIELD STREET
EH3 9LP



2	2	1

EPC RATING: B

OFFERS OVER £330,000

PROPERTY DESCRIPTION

- Wide open hallway with large storage cupboard
- Spacious sitting/dining room with French windows and Juliette balcony, open to the
- Kitchen with handy larder cupboard and wide range of fitted units & appliances
- Principal bedroom with fitted wardrobe
- Ensuite shower room with shower cubicle, sink & wc
- Second double bedroom with fitted wardrobe
- Modern family bathroom with bath with mains shower over, sink & wc
- Gas central heating from combi boiler located within the second bedroom
- Timber framed double glazed windows
- Communal rear terrace
- Well maintained building with new roof completed in 2026
- Allocated parking space within basement garage
- Factor fee of approx. £125pcm to cover the cost of repairs to the building & communal areas, lift and block buildings insurance





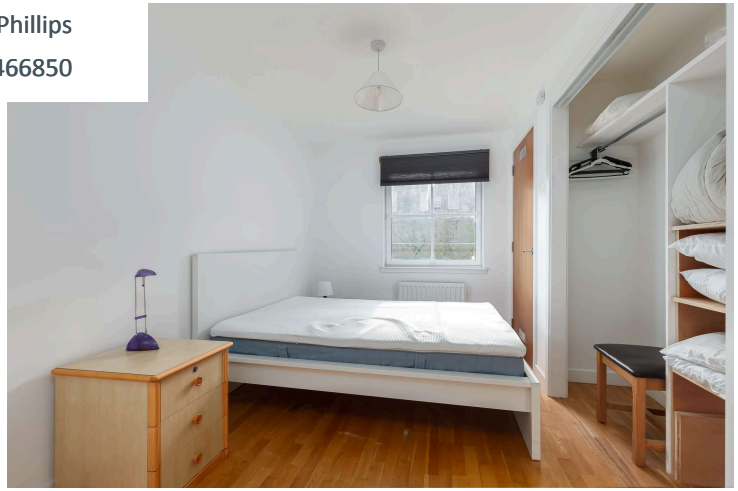
VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850











BRIGHT & SUNNY TWO BED TWO BATH THIRD FLOOR FLAT IN CENTRAL EDINBURGH LOCATION

Converted from this grand property, this well maintained, spacious flat would make an ideal home for first time buyers, students, sharers, professionals, investors or a young family, being in the catchment for excellent schools. The accommodation comprises a large sitting/ dining room leading to a well-equipped kitchen, a principal bedroom with ensuite shower room, second double bedroom and family bathroom. Externally, there are communal grounds and an allocated parking space in the basement. Situated minutes from the wide-open spaces of Bruntsfield Links & the Meadows, a short walk from both Edinburgh & Napier Universities and the financial district, with a wide range of shops, amenities and transport links on your doorstep.

AREA

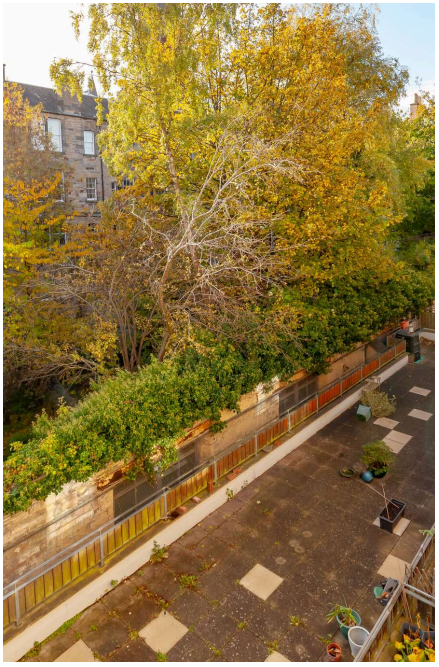
Located on the south side of the city, just a short walk from the West End & Princes Street, Valleyfield Street is walking distance from the many amenities available in neighbouring Tollcross, Bruntsfield, Marchmont & Newington, with their wonderful selection of independent shops, supermarkets, cafes, restaurants & bars. A great range of theatres, cinemas, galleries & museums are also all within easy walking distance, as are the wide-open spaces of The Meadows & Bruntsfield Links, together with The Meadows Tennis Club, Warrender Swimming Baths & Gym, a Pure Gym at Quartermile and the Royal Commonwealth Pool at Newington. The flat is in the catchment for the well-regarded Tollcross & St Peter's RC Primary Schools and James Gillespie & St Thomas of Aquin's RC High Schools and is in a prime location for students at both Edinburgh & Napier universities. There are numerous bus services from the main roads both into & out of the city centre, and there is easy access to the motorway network.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, integrated fridge freezer, dishwasher and washing machine are included in the sale.

HOME REPORT VALUATION

£340,000



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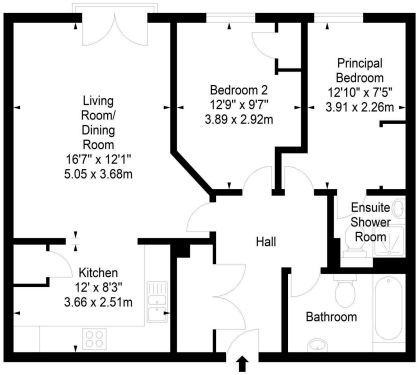
Contact:
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T • 0131 446 6850 E • info@jardinephillips.com
F • 0131 446 6859 DX 503238 ED64

Sitting/dining room	16'7 x 12'1 (5.05 x 3.68m)
Kitchen	12' x 8'3 (3.66 x 2.51m)
Bedroom 1	12'10 x 7'5 (3.91 x 2.26m)
Bedroom 2	12'9 x 9'7 (3.89 x 2.92m)

Valleyfield Street,
Edinburgh,
Midlothian, EH3 9LP

SquareFoot

Approx. Gross Internal Area
757 Sq Ft - 70.33 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised 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.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.