



6/2 LAURISTON GARDENS

Lauriston, Edinburgh, EH3 9HJ



1

Public Room



3

Bedrooms



1

Bathroom



6/2 LAURISTON GARDENS

Situated in the Marchmont, Meadows, and Bruntsfield conservation area, this first-floor flat forms part of a beautiful, traditional tenement building in Lauriston and offers spacious accommodation including a living room, a dining kitchen, three bedrooms, a box room, a bathroom, and a separate WC. The flat is well-presented with a blend of modern fixtures and fittings, neutral décor, and lovely period features. The flat also benefits from a communal rear garden, which is accessed around the side lane of the building (St Thomas's school) through the black gate.

Excellent amenities can be found in the immediate area, such as an eclectic selection of shops, cafés, restaurants, and bars, sports and leisure facilities, schools (the catchment primary and secondary schools are within easy walking distance), The University of Edinburgh's Lauriston Campus, transport links connecting across the city, and green space, including The Meadows and Bruntsfield Links.







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EPC
RATING

D

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- First-floor flat in Lauriston
- Part of a handsome traditional building
- Secure shared entrance and stairwell
- Airy hallway with built-in storage
- Impressive living room with bay window and fireplace
- Generous, modern dining kitchen
- Two double bedrooms with fireplaces
- Third double bedroom
- Versatile box room
- Three-piece bathroom with shower-over-bath
- Separate two-piece WC
- Communal garden grounds
- Controlled on-street parking (Zone 4)





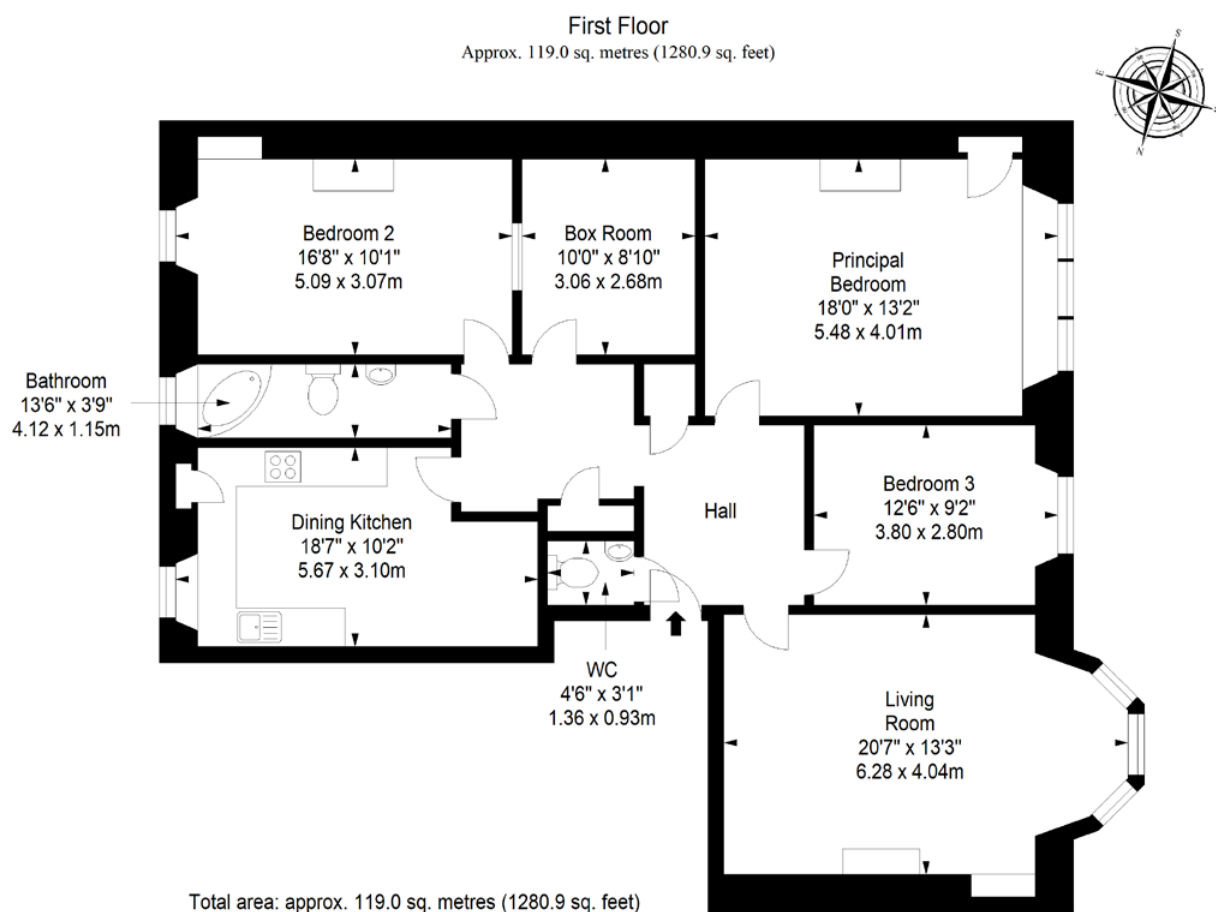


Extras: Integrated kitchen appliances comprising a double oven, gas hob, extractor hood, and dishwasher, as well as a freestanding fridge/freezer, washing machine, and dryer, will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



LAURISTON

Nestled at the heart of the city centre, Lauriston promises the best of both worlds: a dynamic city lifestyle with outstanding peace and tranquillity. A short walk in any direction will take you into the buzzing business and finance district around Tollcross and Lothian Road, into the historic Old Town and Grassmarket, or to the iconic University of Edinburgh campus via The Meadows. Residents enjoy a wealth of local services and amenities right on their doorstep, as well as a traditional shopping experience in neighbouring Bruntsfield and Morningside. For culture and nightlife, The King's Theatre, The Lyceum, and Traverse Theatre all host internationally-acclaimed live music and drama performances all year round, and in the summer months the area is abuzz with the world-renowned Edinburgh Festival Fringe. There is also no shortage of cafes, clubs, bars, pubs and restaurants to suit every taste. Lauriston is within the catchment area for excellent state schools and is also well-placed for several independent schools and childcare options. The area is served by the citywide bus network, as well as convenient tram links to the airport and national rail services from nearby Haymarket station.



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