



4/1 Grindlay Street,
Lauriston, Edinburgh, EH3 9AS.

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with excellent storage.
- Attractive & generously proportioned living room.
- Dining kitchen with appliances.
- Good sized double bedroom.
- Shower room.
- Separate WC.
- Gas central heating.
- Partial double glazing.
- Original features.
- Existing furniture included within the price.
- Communal garden to rear.
- Permit & meter parking.



GENERAL DESCRIPTION

A first floor flat part of a traditional building in the vibrant Lauriston district of the City within walking distance of Edinburgh City Centre and all its local attractions. There is a wide range of local amenities close at hand and the property would make an ideal purchase for a first time buyer or perhaps letting purposes.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

C.
APPROXIMATELY 0.6 MILES TO HAYMARKET TRAIN STATION.
APPROXIMATELY 7.8 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

LOCATION

Lauriston is a central district of Edinburgh which borders the beautiful open space of the Meadows. Just a short stroll away is Edinburgh's historic Old Town, including Edinburgh Castle and Princes Street Gardens, whilst further local cultural and recreational venues are located along Lothian Road and within Fountainbridge, home to Fountain Park's entertainment hub and the basin of the scenic Union Canal. Outdoor recreation is well-catered for with tennis courts, running clubs and pitch and putt available on the Meadows and Bruntsfield Links, whilst several gyms and the Victorian baths at Warrender Swim Centre provide superb indoor sports facilities. This cosmopolitan area is close to an excellent selection of independent shops, supermarkets, cafés, bars and eateries, as well as an arts cinema and theatre. Higher education institutions situated closeby include Edinburgh College of Art and Edinburgh University's main campus. In addition to fantastic bus links, Lauriston is well-placed for straight forward access to the City Bypass and, also, lies within easy reach of Haymarket train station providing services across Scotland and the UK.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS & POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE, FREEZER AND FREE STANDING AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. ALL FURNITURE WITHIN THE PROPERTY WILL BE INCLUDED WITHIN THE FOR SALE PRICE.

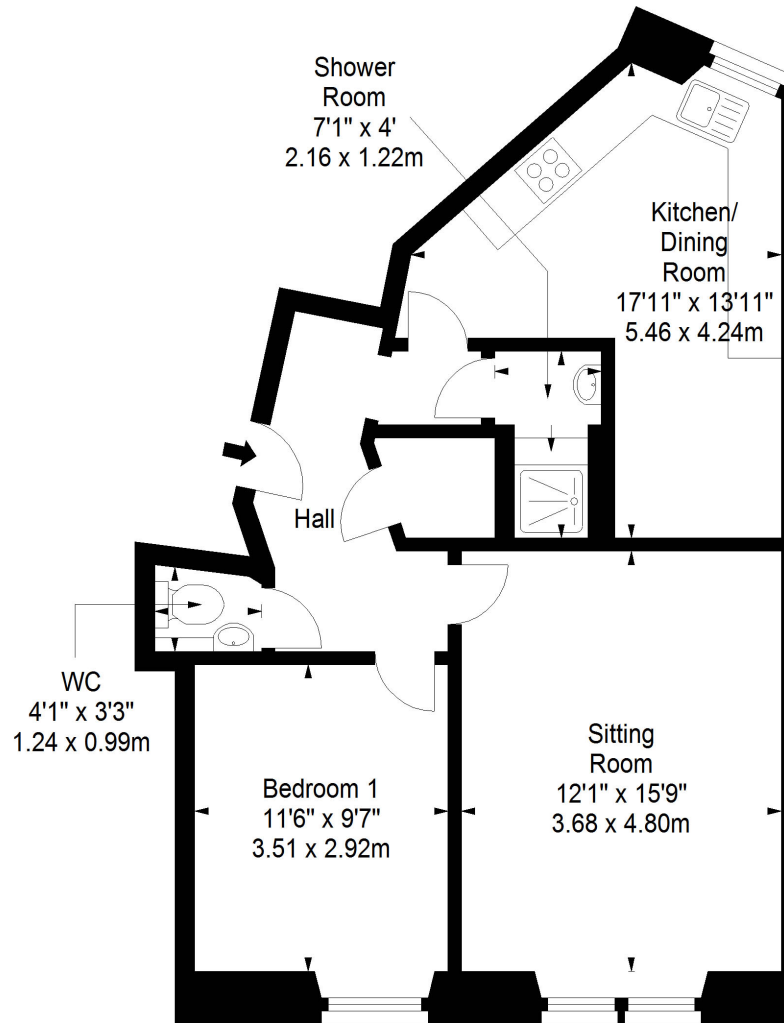


**Grindlay Street,
Edinburgh, EH3 9AS**

Approx. Gross Internal Area
627 Sq Ft - 58.25 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**



First Floor

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.