



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**11/1 Bread Street  
Lauriston, EH3 9AL**



## FIRST FLOOR FLAT

- Kitchen/Dining
- Living Room/ Bedroom 3
- Two Bedrooms
- Shower Room
- Store
- Communal Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating – C



Forming part of a traditional tenement, this spacious first floor flat is situated in the popular area of Lauriston in Edinburgh's City Centre. The area offers a wealth of shops and services, world-class entertainment and recreational facilities, with Princes Street nearby. The Meadows and Princes Street Gardens are a short distance away which offer lovely outdoor space. The property is conveniently placed for many University of Edinburgh buildings and there is regular public transport services to take you around the city as well and surrounding areas. With new carpets laid, the flexible accommodation comprises; entrance hallway with two storage cupboards, warm living room with feature fireplace, high ceiling and intricate cornicing, separate modern breakfasting kitchen, two further well-proportioned bedrooms and shower room. The property benefits from a store cupboard, gas central heating, large pleasant communal garden to the rear and on-street permit parking. Items included in the sale are fitted carpets & floor coverings, oven, hob, fridge-freezer, washing machine and light shades. The appliances included are sold as seen with no warranty provided.

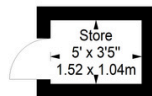
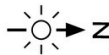


Bread Street,  
Edinburgh,  
Midlothian, EH3 9AL

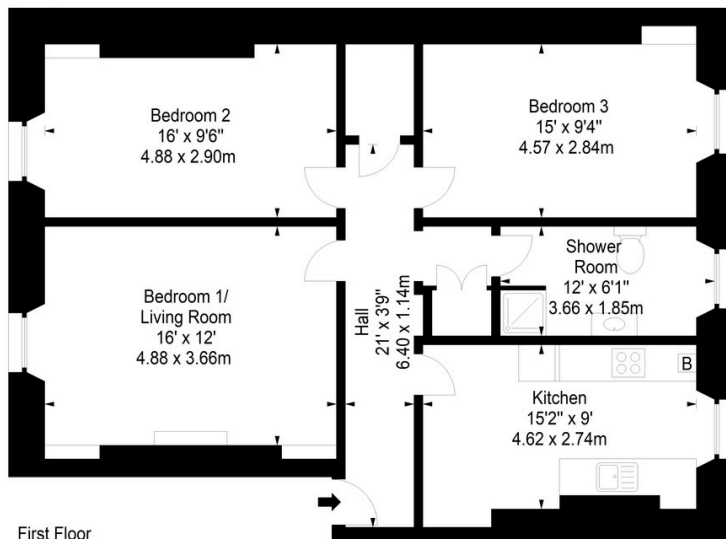


Approx. Gross Internal Area  
896 Sq Ft - 83.24 Sq M  
Store

Approx. Gross Internal Area  
18 Sq Ft - 1.67 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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