







## Welcome

Welcome to Lauderdale Street which is an absolute must on your viewing list! This exceptional two bedroom, first floor flat forming part of a traditional tenement building has been completely refurbished and upgraded to a very high standard by the current owners whilst retaining many period features offering comfortable and stylish accommodation. Lauderdale Street is ideally located in the sought-after Marchmont area of Edinburgh close to many local amenities, schooling, universities and swift transport links, with neighbouring Bruntsfield and Morningside close by. The property is presented to the market in immaculate order throughout, properties of this standard are very rare on the open market in this area, we would therefore recommend an early viewing.



- Reception hallway.
- Stunning front facing living room.
- Stylish newly fitted German kitchen with utility room off.
- Principle bedroom with en-suite shower room with underfloor heating and dressing room.
- Further double bedroom with built in wardrobes.
- Beautiful newly fitted bathroom with underfloor heating.
- Gas central heating controlled by NEST app and double glazing.
- Mood changing lighting throughout.
- A SONOS system throughout with ceiling speakers in all rooms other than the hall & utility.
- Our TVs in all 4 main rooms can be operated by a Control 4 or similar App.
- Large secure storage cupboard with power on ground floor in communal stair.
- Secure entry system.
- Communal rear garden
- Permit and metered parking available.





## Marchmont

Lauderdale Street is situated within the highly sought-after residential area of Marchmont and within walking distance of good schools, main university campuses and city centre. Excellent local facilities on Marchmont Road include a Sainsbury's Local and a variety of delis, cafés, bars and bistros. Nearby Bruntsfield has further shops, and Morningside has a Waitrose and an M&S Food Hall. Cameron Toll Shopping Centre with Sainsbury's supermarket and other retail shops is a short drive away. The Meadows public park is very close offering tennis, bowling, pitch and putt, and a children's' playground, and Bruntsfield Links offers free golf. Blackford Pond and The Hermitage of Braid are also nearby for walks and the well-regarded Warrender Swim Centre & Gym is also very close. Cycle paths and footpaths across The Meadows and The Bruntsfield Links provide quick access into the City Centre, and regular buses run from Marchmont Road into the City Centre and surrounding areas. The City Bypass is easily reached by car providing links to the main motorway network, Edinburgh Airport and The Forth Road Bridge. Catchment schools are the well-regarded James Gillespie's Primary & High School. Private schooling is also available at George Watson's College and George Heriots School.

## Extras


The integrated kitchen appliances, the kitchen table/boxed seating, the televisions and blinds are included.



# Get in touch

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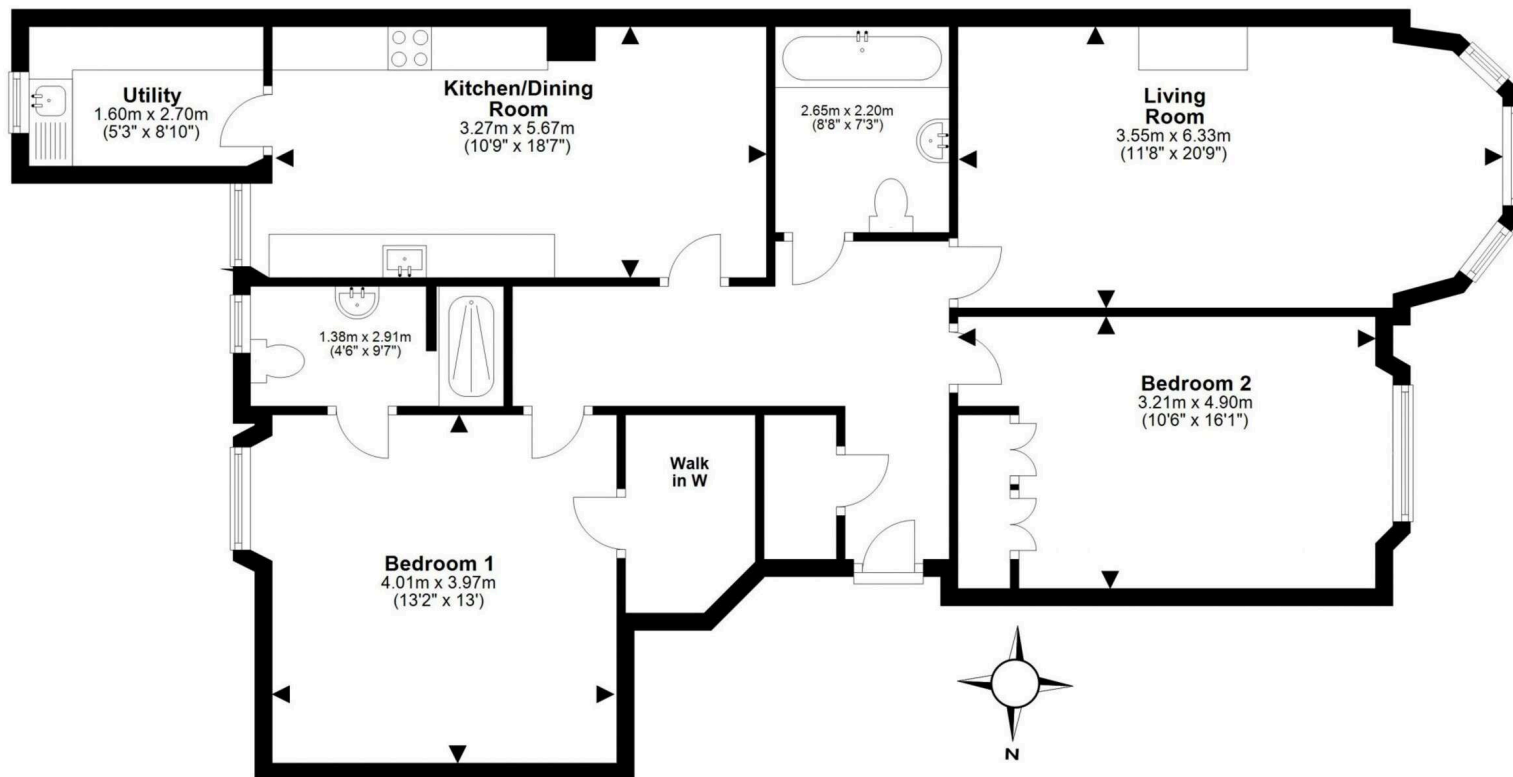
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.