





Welcome

Welcome to Lauriston Place, this bright and spacious two bedroom duplex flat offers excellent accommodation suited to the first time buyer small family or investor. The property is ideally located in the Lauriston area of right in the heart of Edinburgh. The property provides easy access to excellent local amenities including shops, bars, and restaurants and is connected to the city centre and surrounding areas by convenient public transport links. Lovely outdoor space is available nearby at the Meadows and the property is in walking distance from Edinburgh University's George Square campus and further green spaces at Holyrood Park and Arthur's Seat. Presented to the market in good order throughout we would recommend an early viewing.



- Reception hallway
- Living room with direct access to the balcony
- Fully equipped dining kitchen
- Two double bedrooms
- Shower room
- Excellent storage facilities
- Gas central heating
- Double glazing
- Secure entry system
- Shared drying green



Lauriston

Lauriston is an area in Edinburgh City Centre close to the Capital's business districts and universities. A good range of shopping outlets is supported by banks, building societies and postal services. Schooling is well represented from nursery to senior level with a number of university buildings on hand for the more mature student. The choice of leisure facilities in the area is first class with a number of bars, restaurants, theatres and cinemas as well as the Fountain Park complex, a short distance away. Regular public transport operates to most parts of the city and surrounding areas. Edinburgh City Bypass and main motorway networks are also within easy reach.

Extras

The kitchen appliances, blinds and fitted floor coverings are included.



Get in touch

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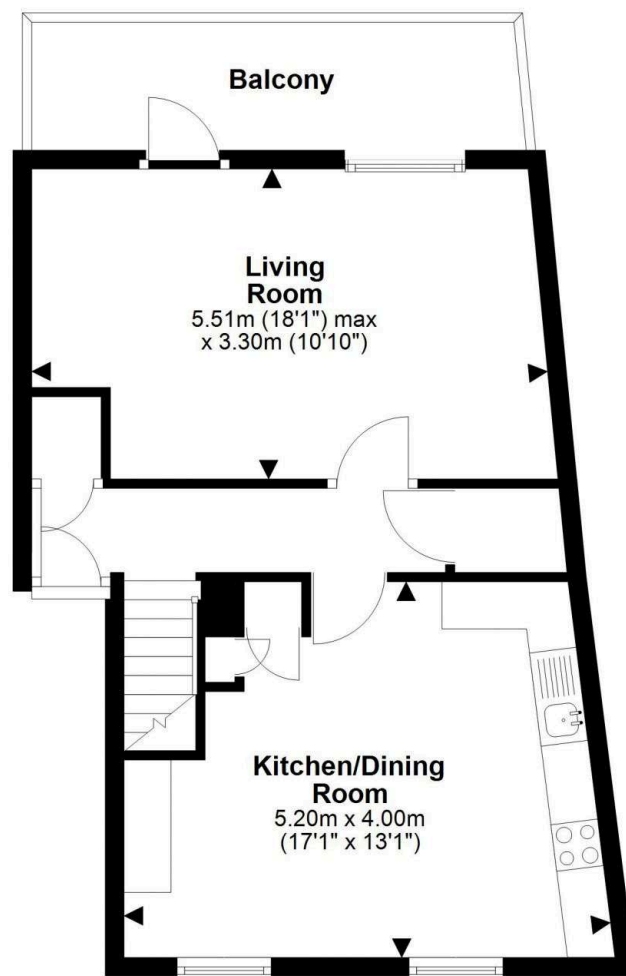
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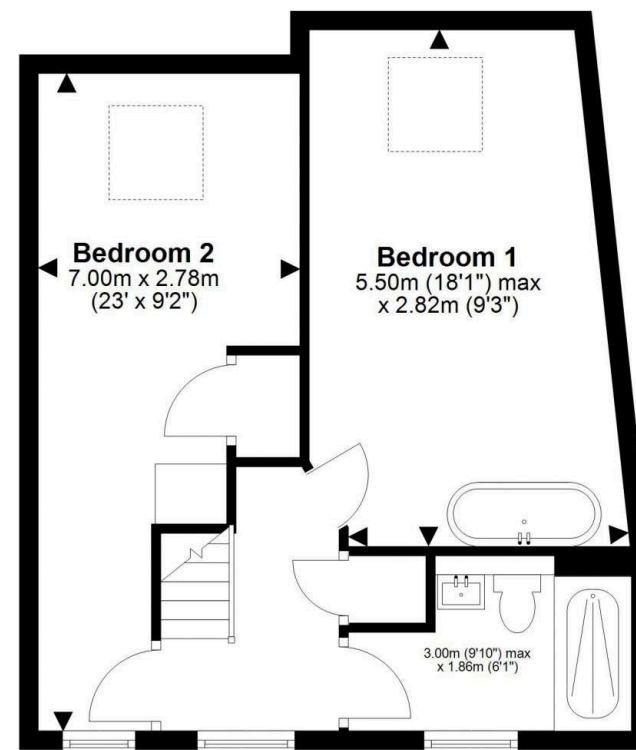


CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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.