



# Lauriston

11/5 Bread Street  
EH3 9AL



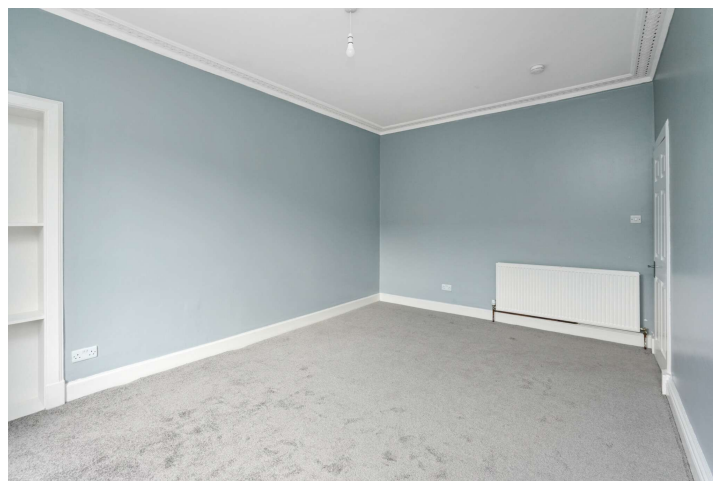
Third Floor Flat - Buzzer "3F1"

FIXED PRICE £270,000

- Hallway
- Living room
- Kitchen
- 2 bedrooms
- Bathroom
- Gas central heating
- Zoned parking in area
- Communal rear gardens
- Excellent transport links
- Views to Edinburgh Castle



Viewing by appointment call  
Beveridge and Kellas on 0131 554  
6321

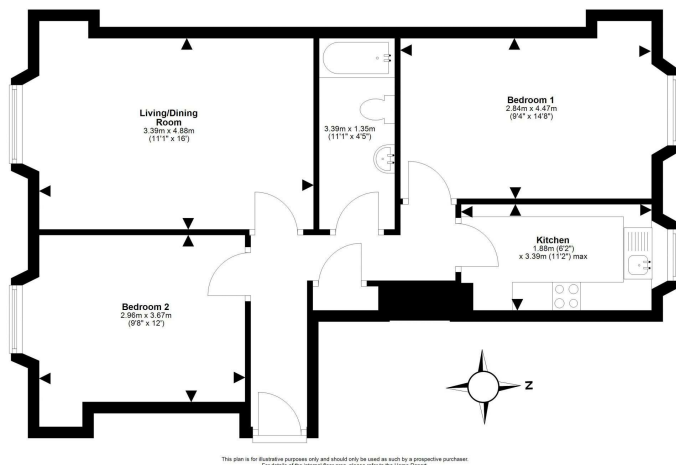






This well-presented 2 bedroomed third floor flat is situated within a traditional tenement in the popular area of Lauriston in Edinburgh's City Centre. The area offers a wealth of shops and services, entertainment and recreational facilities, with Princes Street nearby. The Meadows and Princes Street Gardens are a short distance away which offer open outdoor space. The property is conveniently placed for many University of Edinburgh buildings and there are regular public transport services to take you around the city as well and surrounding areas.

The property opens to an L-shaped hallway which has a handy built in storage cupboard, Entryphone handset, and the rest of the accommodation off. The living room is situated to the front of the flat, and features cornice and an Edinburgh press. To the rear is the kitchen which benefits from base and wall units, integrated oven and gas hob, freestanding washing machine, fridge freezer, and a dishwasher. The flat benefits from a double bedroom to the front and another double bedroom to the rear. Both bedrooms include Edinburgh press shelving. Completing the accommodation is a bathroom with WC, wash hand basin, and a bath with electric shower overhead.



The property benefits from gas central heating, communal rear gardens, and zoned on street parking in the surrounding area. The flat has also been freshly decorated and re-carpeted.

## EXTRAS

All aforementioned white goods, light fittings, and carpet's to be included (no warranties to be given).

## OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc