

D.J.ALEXANDER



39 (1F1) Lauderdale Street  
Edinburgh | EH9 1DE





## Property Overview

- Hall
- Sitting room
- Kitchen/ dining
- Principle bedroom with en-suite
- Double bedroom
- Box room
- Bathroom
- Gas central heating
- Communal rear garden
- On street permit parking

## Description

This well portioned two-bedroom first floor flat forming part of a traditional Victorian tenement within the much sought after Marchmont area. The neutrally decorated accommodation comprises: entrance hall; bright sitting room with feature fireplace; kitchen with ample wall and base units and tiled splashback; principal bedroom with four piece en-suite bathroom, second double bedroom with ample room for freestanding furniture; box room dual accessed off the hall and sitting room; and the bathroom with white three-piece suite and shower over the bath which completes the accommodation. The property has the benefit of gas central heating, access to a communal garden area and on street permit parking



**Extras:** All fitted flooring, window coverings, integrated & non-integrated appliances are included in the sale. Items of furniture are available by separate negotiation. No warranties or guarantees will be provided.





## Location

The property is situated within the ever-popular Marchmont area of Edinburgh, which lies approximately one mile south of Edinburgh's City Centre. Both Edinburgh and Napier Universities are within approximately a half a mile of the flat. Amenities in the locale include a wide and varied range of shops, restaurants, bars and bistros. In addition, there is a local post office, bank and an excellent bus service. Recreational facilities in the area include The Meadows Parklands, Bruntsfield Links, Warrender Swimming Pool, The Cameo Cinema and Kings Theatre. Waverley and Haymarket rail stations, St Andrew Square bus station and the tram terminus are all conveniently situated and the City bypass and onward travel to the airport, The Queensferry Crossing and the motorway system are straight forward.





## Viewings

By appointment with DJ Alexander, 1 Wemyss Place, EH3 6DH

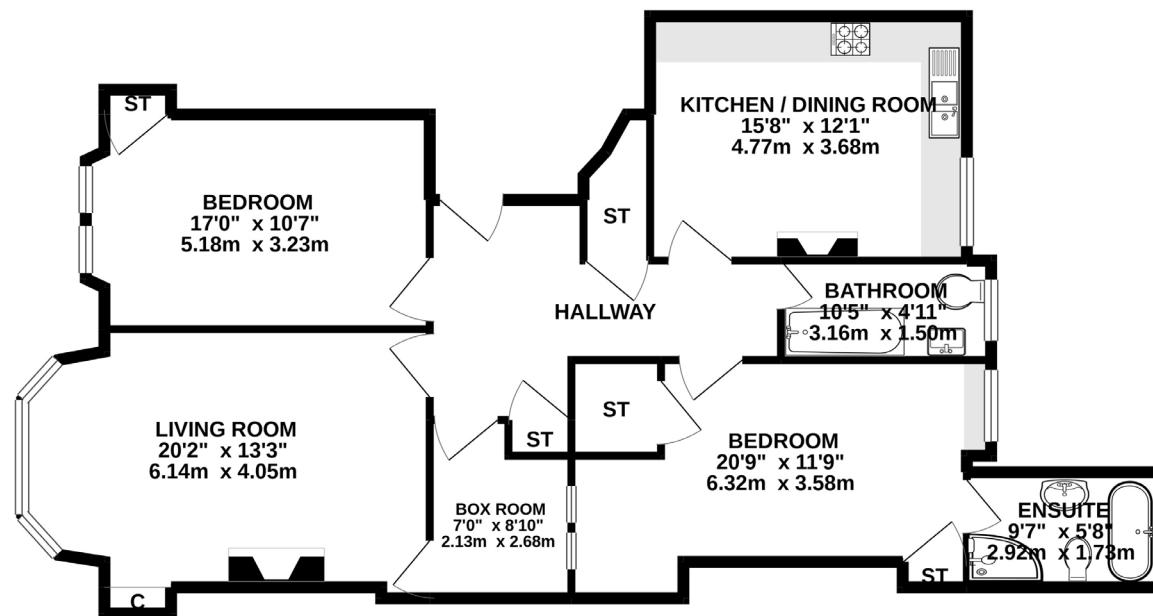
Telephone: 0131 652 7313

Email: [propertysales@djalexander.co.uk](mailto:propertysales@djalexander.co.uk)

This property, and other properties offered by D.J. Alexander can be viewed at their website [www.djalexander.co.uk](http://www.djalexander.co.uk), as well as at affiliated websites

[www.rightmove.co.uk](http://www.rightmove.co.uk), [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.onthemarket.com](http://www.onthemarket.com)

## 1ST FLOOR 1133 sq.ft. (105.2 sq.m.) approx.



39 LAUDERDALE STREET, EDINBURGH

TOTAL FLOOR AREA: 1133 sq.ft. (105.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

### Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.