



31 Lauriston Street  
EDINBURGH, EH3 9DQ

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Edinburgh  
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Single fronted shop in city centre location  
Tastefully refurbished

Main shop with additional workshop/office, boxroom and w.c.  
Full gas central heating  
Excellent order throughout

Rateable Value £3850  
EPC: D

Offers Over £160,000

Viewing by appointment with selling agents 0131 225 4082

The subject of sale comprise a single fronted shop premises situated in the heart of the historic Old Town. Opportunities such as this are rare and the property which was previously used as a successful lettings agency, has great potential for those seeking a city centre office or shop within walking distance of excellent amenities and an easy location for clients to attend or visit. The property has been tastefully modernised throughout and benefits from having full gas central heating and newly surface rewiring ensuring it is walk-in condition. The property also will appeal to those seeking an investment opportunity either commercial or residential, as it could be converted in to a bijou one bedroom flat ideal for letting potential (all subject to the necessary planning consents). Viewing is highly recommended.

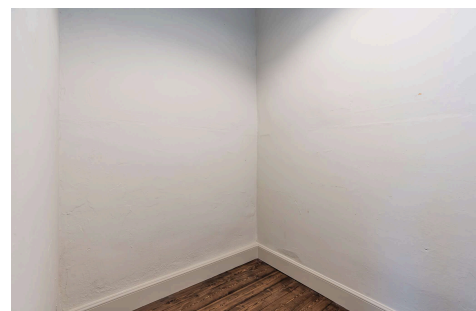
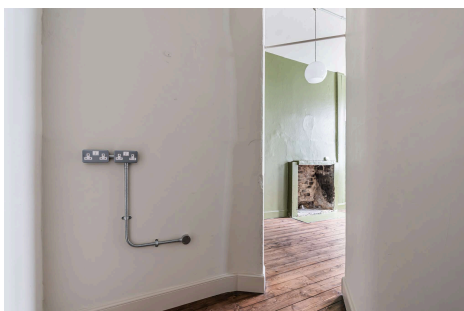
Lauriston Street is located in Edinburgh's historic Lauriston area and is situated close to the Old Town, Grassmarket and West End which offer a magnificent setting in which to work and live. The architecture of the surrounding streets provide many fine examples of both the Victorian and Georgian era and the area is well-served by a number of cultural venues including the Lyceum Theatre and Usher Hall, both within walking distance of the shop premises. Lauriston Street is predominantly residential and has commercial premises and a hotel on the corner of Lauriston Place. Edinburgh College of Art and Chalmers Centre are close by and there is a wide range of local amenities including a variety of everyday shops and a Sainsburys on West Port. The local area is also well known for its abundance of Bars, Bistros and Restaurants to suit everyone. For those seeking cultural experiences there is a wide selection of Art Galleries, Museums, Theatres, Cinemas and Concert Halls nearby. Haymarket Train Station, the Edinburgh City Tram line and bus services offer regular services to and from the city centre and beyond. This includes good access by road and Tram to Edinburgh Airport and the main motorway network which provides links to both East and West Lothian and Fife.













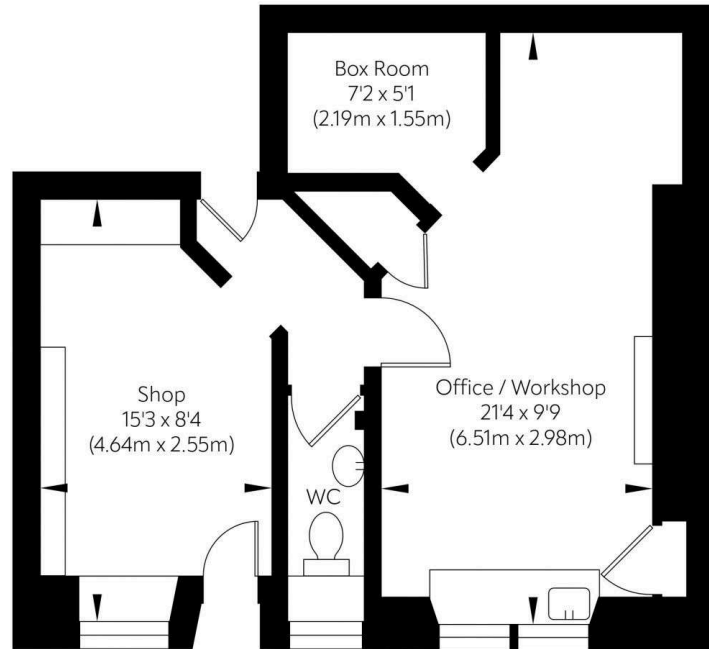






Approx. Gross Internal Floor Area 38.8 Sq M / 418 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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