

45/2 Bread Street

LAURISTON, EDINBURGH, EH3 9AH



*Superb one-bedroom apartment seconds away
from Edinburgh's famous Grassmarket*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser is delighted to present this superb one-bedroom apartment seconds away from Edinburgh's famous Grassmarket. Presented to is excellent condition, the flat boasts a kitchen breakfast room, a spacious living room, and has retained many original features. This would be an ideal first-time buy or sound buy to let investment.

THE LIVING ROOM

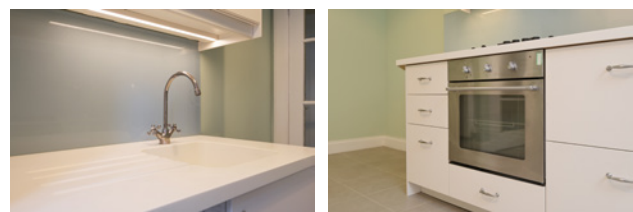


Accommodation is focused on a generous living room with high ceilings, an ornate cornice, working shutters, and plenty of space for a large suite and supporting furniture. The proportions will give a new owner plenty of space to create their ideal entertaining space.

THE KITCHEN



The adjacent kitchen has a good range of base and wall-mounted units topped with Corian worksurfaces. There is a mix of integrated and freestanding appliances. The kitchen also has a laundry pulley and space for a breakfast table.





The tranquil double bedroom faces the rear of the building and has a beautiful view of Edinburgh Castle. The bedroom also has working shutters. Accommodation is completed by a tiled bathroom that boasts a white suite and a mains shower over the bath.

THE BEDROOM



THE BATHROOM

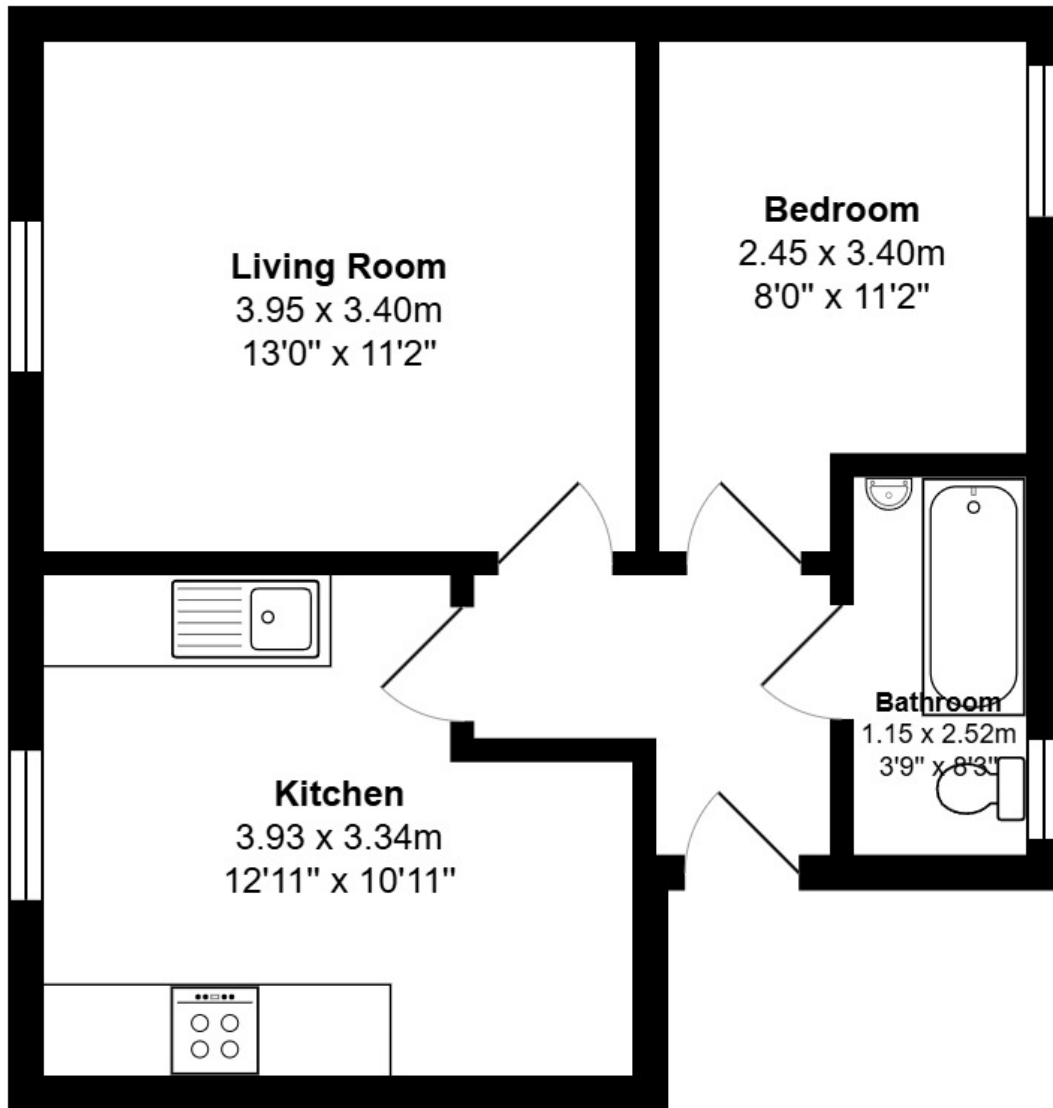


This is a lovely flat in a fantastic location and viewing is highly recommended.

EXTERNALS & VIEWS

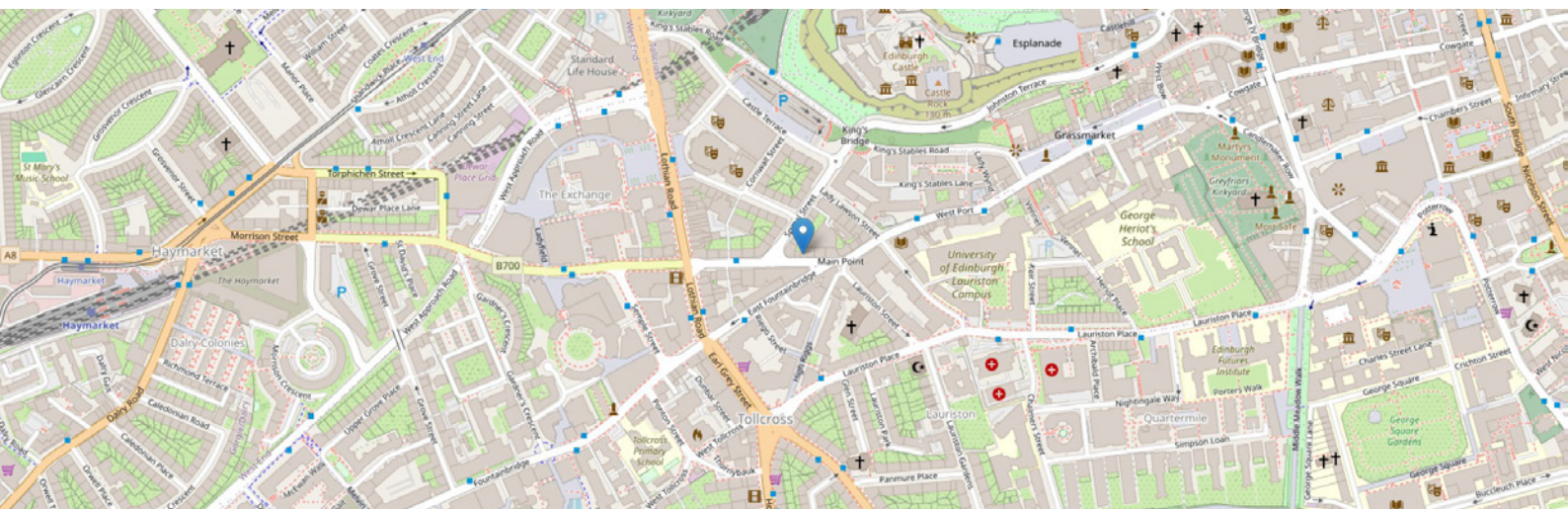


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 44m²
EPC Rating: C



THE LOCATION

Lauriston is situated close to the Old Town, Grassmarket and the West End and offers a magnificent setting in which to work and live. The architecture of the surrounding streets provides many fine examples of both the Victorian and Georgian eras 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 flat.





The Sheraton Hotel with its Spa and restaurant is also within close proximity as are other recreational amenities such as Pure Gym, The Film House and Odeon Multi-screen Cinema. There is a wide range of local amenities including a variety of everyday shops and a Tesco Metro supermarket on Lothian Road. The city 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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