



26/4 Lauriston Gardens

TOLLROSS | EDINBURGH | EH3 9HJ



MURRAY
BEITH
MURRAY





26/4 Lauriston Gardens

TOLLCROSS | EDINBURGH | EH3 9HJ

26/4 Lauriston Gardens is a spacious 2nd floor flat with a traditional tenement building. The property requires a degree of upgrading but presents a great opportunity to create a wonderful family home close to the open spaces of The Meadows and Edinburgh's historic Old Town.

ACCOMMODATION: Welcoming hall with storage cupboards; well-proportioned sitting room with bay window and elegant corning; dining kitchen with ample space for a table and chairs; double bedroom 1 with press and wash hand basin; double bedroom 2 with press; bedroom 3; bedroom 4; bathroom with three-piece suite comprising WC, wash hand basin and bath; box room / office.

Communal garden to the rear of the property.

Permit holder and metered parking are available in the surrounding streets.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms and heat detectors, together with carbon monoxide detectors if required (the "interlinked-system"). This is a development opportunity and no interlinked system has been installed in this property.

Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

T: 0131 225 1200 F: 0131 225 4412 E: property@murraybeith.co.uk

www.murraybeith.co.uk

The following note is of crucial importance to intending viewers and/or purchasers of the property.

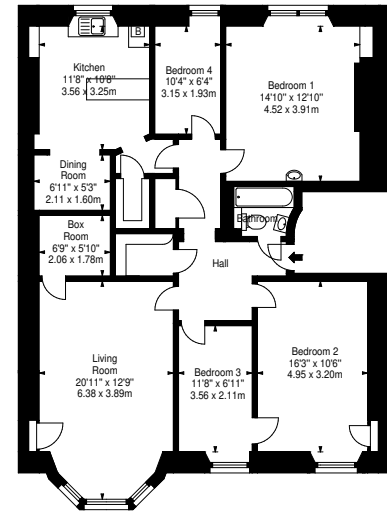
1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.

Lauriston Gardens,
Edinburgh,
Midlothian, EH3 9HJ



Approx. Gross Internal Area
1259 Sq Ft - 116.96 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Second Floor



Location

Tollcross is a very popular residential area in an excellent central location just to the south of the city centre. The property is ideally located to make the most of the tranquil, wide-open spaces of The Meadows and Bruntsfield Links whilst the immediate locale provides an excellent range of amenities; from the famous Grassmarket providing restaurants, bars, coffee shops, takeaways and convenience stores, to historical places of interest and culture. Catchment schools are James Gillespie's Primary & High, as well as St Peter's and St Thomas of Aquin's RC High, all which are within walking distance from the property. Private schooling available at nearby George Watson's College and George Heriot's School. Both Edinburgh and Napier Universities are also within close proximity. There is an efficient bus service running o to throughout the city & surrounding areas, and road links are very accessible out to the city bypass and main motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport, and the new Queensferry Crossing.