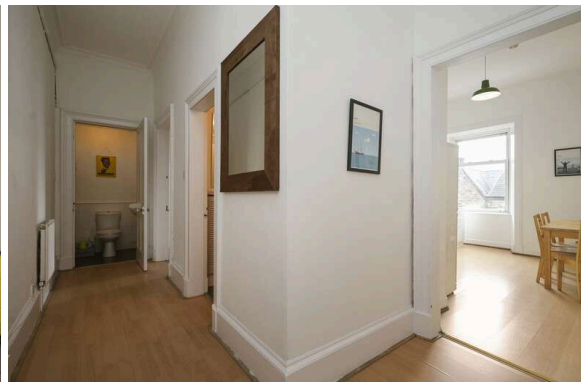




124/8 Lauriston Place
LAURISTON | EDINBURGH | EH3 9HX


warners
solicitors & estate agents



124/8 Lauriston Place

LAURISTON | EDINBURGH | EH3 9HX

Most impressive two bedroom South-East facing, top floor flat, retaining attractive period features forming part of a traditional tenement in the sought after Lauriston area. Enjoying a prime central location, close to a superb range of amenities and just a brief stroll from the vast green spaces of the Meadows and Bruntsfield Links, whilst also within easy reach of both Haymarket and Waverley Station. The property is presented to the market in beautiful order and comprises an entrance hall with three storage cupboards, a spacious living room with traditional features such as an Edinburgh press, fireplace, working shutters and ornate cornicing. The fully fitted kitchen currently has a gas hob, oven and fan, washing machine, dining area and fridge/freezer. The property also comprises two well proportioned bedrooms, both with working shutters and one with built in wardrobes. Completing the accommodation is the bathroom with shower over the bath. The property also benefits from an attic hatch, communal basement storage, a shared garden, secure entry and permit parking.

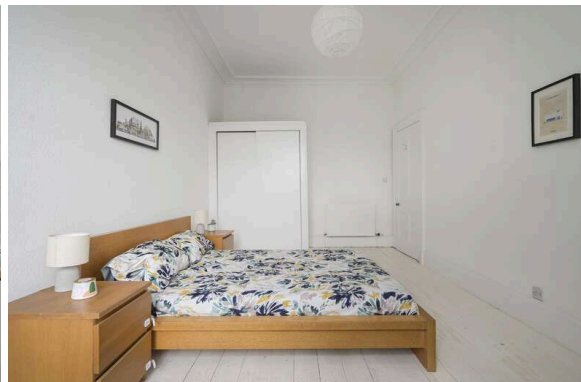
- Hallway with storage cupboards
- Bright and spacious living room with traditional features
- Fitted Kitchen
- Two bright well proportioned bedrooms
- Bathroom with shower over the bath
- Attic storage
- Gas central heating
- Secure entry system
- Communal basement storage
- Well maintained communal garden to rear

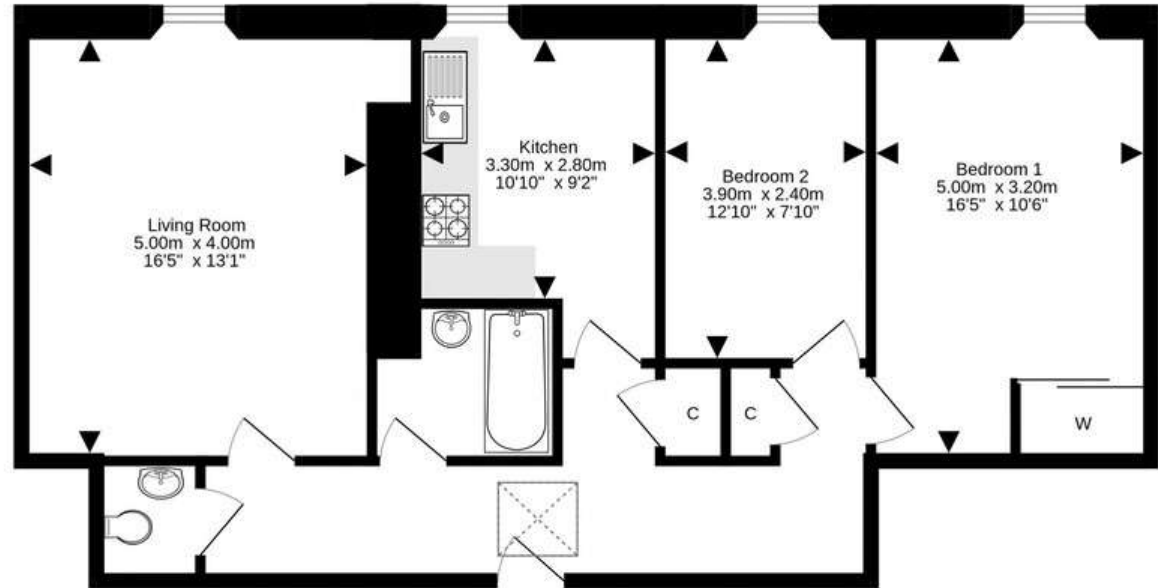
All curtains, kitchen appliances and items of furniture can be included in the sale. EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Lauriston is a sought after area in Edinburgh City Centre close to the Capital's business districts, universities and the green expanse of the tree-lined Meadows. Real Food, The Cameo, Filmhouse and the Brauhaus are within easy reach with Sainsburys, Tesco and Co-op at five minutes' walk. A good range of shopping outlets is supported by banks, building societies and postal services. The choice of leisure facilities in the area is first class with a number of bars, restaurants, theatres and cinemas, plus the facilities in the nearby Quatermile development including Sainsbury's, Starbucks, Malaysian restaurant Nanyang, stylish gastropub No.8 Lister Square, Swedish bakery and cafe Soderberg, Peter's Yard, Pure Gym and a Fitness studio. Fountain Park complex is also within easy reach. Regular public transport operates to most parts of the city and surrounding areas. Edinburgh City Bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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