

Blackadders



163/9 Lothian Road
Edinburgh EH3 9AA

Offers Over
£285,000

Lounge/Diner
Separate Kitchen
3 Bedrooms
Box Room

Shower Room
GCH
Secure Communal Entry
City Centre Location

Viewing: By appointment through selling agent on 0131 202 1868

DESCRIPTION

An excellent opportunity to purchase this bright and spacious top floor flat close to the heart of the city centre with an abundance of amenities on the door step and very well placed for commuting.

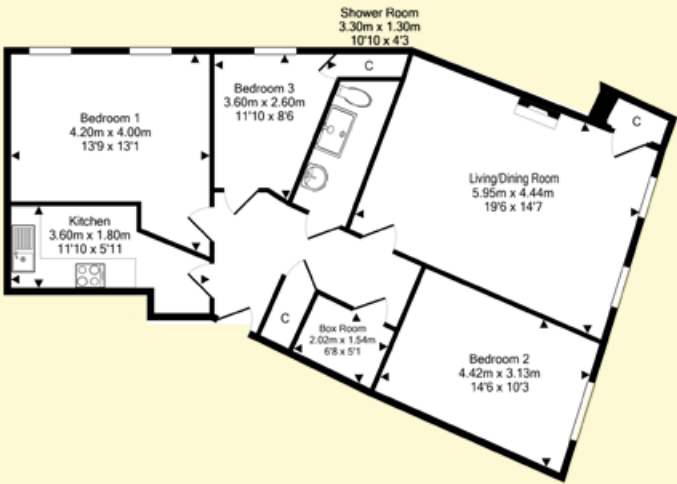
The property benefits from gas central heating and entry in to the communal building is gained via a secure entry system.

LOCATION

Edinburgh’s city centre and West End are famous for their Georgian and Victorian architecture, there is possibly no greater concentration of this style and quality of architecture to be found anywhere else in Britain. Princes Street, with its beautiful backdrop of Edinburgh Castle and Princes Street Gardens, offers some of Edinburgh’s most specialist shops, as well as truly extensive shopping facilities and is virtually on the doorstep. There is an endless variety of restaurants and bars with every possible taste in food catered for. Tollcross is within walking distance to Edinburgh’s financial district with both Waverley and Haymarket railway station less than a mile away for further commuting. An excellent bus service links the neighbourhood to the rest of the city and the new tram service gives easy access to the west of the capital including the Gyle Centre and Edinburgh Airport . The area offers a great cosmopolitan choice of eating and drinking places and all of the central theatres, cinemas, museums, and gyms are within walking distance. Edinburgh’s Universities are easily accessible, as is the Edinburgh College of Art.

ACCOMMODATION
(measurements are approx)

Lounge/Diner	19’6 x 14’7	5.95 x 4.44m
Kitchen	11’10 x 5’11	3.60 x 1.80m
Bedroom 1	13’9 x 13’1	4.20 x 4.00m
Bedroom 2	14’6 x 10’3	4.42 x 3.13m
Bedroom 3	11’10 x 8’6	3.60 x 2.60m
Box Room	6’8 x 5’1	2.02 x 1.54m
Shower Room	10’10 x 4’3	3.30 x 1.30m







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ABERDEEN

37 Langstane Place
Aberdeen
AB11 6EN
Tel: 01224 452750

ARBROATH

129 High Street
Arbroath
DD11 1DP
Tel: 01241 876620

DUNDEE

30 & 34 Reform Street
Dundee
DD1 1RJ
Tel: 01382 342222

EDINBURGH

40 Torphichen Street
Edinburgh
EH3 8JB
Tel: 0131 202 1868

PERTH

77 George Street
Perth
PH1 5LB
Tel: 01738 500600

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DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.