

COULTERS[©]

45/5 LAUDERDALE STREET

MARCHMONT, EDINBURGH, EH9 1DE

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

The beautifully presented 45/5 Lauderdale Street is a superbly located two bedroom and box bedroom, top (3rd floor flat) forming part of an impressive Victorian traditional tenement building. The property has been lovingly and sympathetically upgraded by the current owners to create stylish, attractive accommodation throughout, elegantly embracing period features with sophisticated style.

The home benefits from an East/Westerly orientation with lovely views, so is flooded with natural light and has ample storage for a flat of this type.

KEY FEATURES



Stunning top (3rd) floor flat in a delightful Victorian tenement.



Two spacious double bedrooms and a box bedroom.



Well maintained shared rear garden.



On street resident's permit holder parking.



Situated in the ever popular area of Marchmont.



An array of local shops and amenities within easy walking distance.



EPC Rating - C



Council Tax Band - E



The building is entered by way of a gorgeous communal hall and stair which still boasts original wall and terrazzo floor tiling - a fine example of Victorian architecture and artistry. The front door opens onto an airy, spacious hall. A fantastic bay windowed sitting room has a west facing open outlook, with a handsome fireplace and attractive cornice work creating lovely focal points in the room. A stylish fitted cabinet and shelving flanks one wall.

The heart of the home is the contemporary fitted kitchen / dining room with an engaging series of base mounted cabinets and a wood worktop, incorporating a Neff slide & hide oven and Neff induction hob. The dishwasher, fridge/freezer and separate fridge will also be included in the sale. There is plenty of space for a dining table and chairs, whilst a bright utility area extends the cabinet space and adds further storage, along with a pantry.





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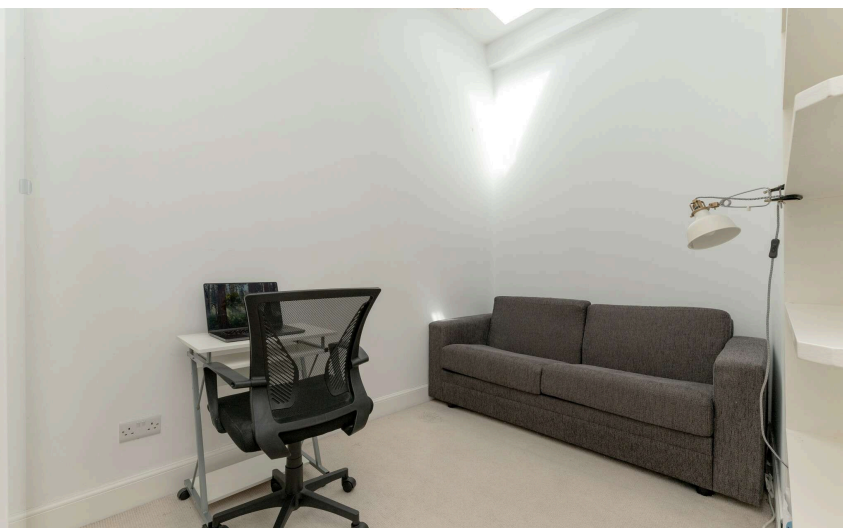
There are two lovely, well-proportioned double bedrooms, one to the front of the property (again with an open outlook), the other to the rear. There is also a good sized box bedroom with two overhead skylights (with remote control opening and rain sensors for automatic close).

The sleek family bathroom comprises bath (with rainfall shower over), WC and wash hand basin. Additional cabinetry is below the wash hand basin, within the bathroom mirror and to the side.

Heating and hot water is provided by gas central heating.

To the rear of the property is a well tended shared garden, much loved and enjoyed by the residents of the stair. Plenty of resident's permit holder parking is available on the street outside.









THE LOCAL AREA

Marchmont is a leafy residential area south of Edinburgh's City Centre. Moments from The Meadows, the property enjoys access to peaceful walks and far-reaching cycling routes as well as coffee shops and independent boutiques. Discover excellent recreational amenities at the newly-refurbished Warrender Swim Centre with its heritage Victorian pool and state-of-the-art fitness gym or at one of the numerous yoga studios.

Practice your swing on The Links - home to the world's first club house. For everyday shopping, there is a conveniently located Sainsburys, along with a Margiotta, local fishmonger and greengrocer. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance.

The property is in the catchment area for highly regarded schools: James Gillespie's Primary School, St Peter's RC Primary School, James Gillespie's High School (across the road) and St Thomas of Quin's RC High School.

Further private school choices such as George Heriot's School and George Watson's College are also within walking distance.

While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes.

EXTRAS

All fitted flooring, fridge/freezer and integrated appliances are included in the sale price.

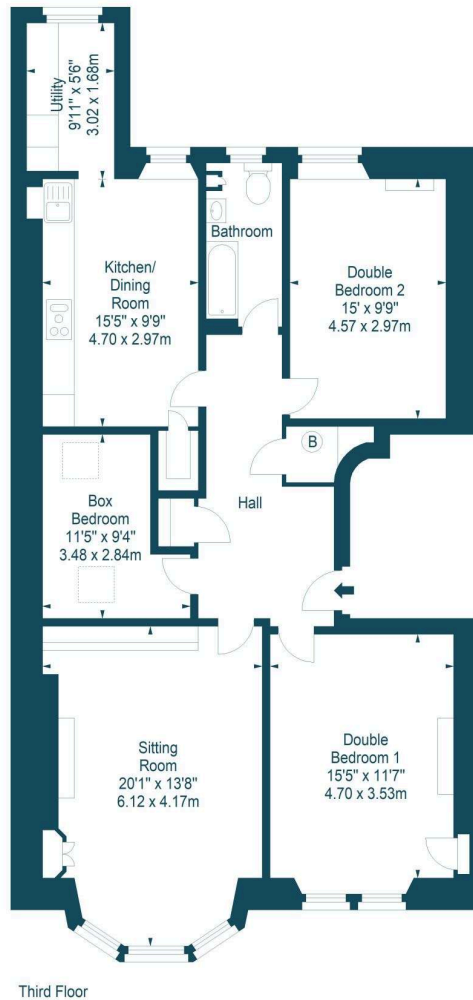
HOME REPORT VALUATION: £475,000



Lauderdale Street,
Edinburgh,
Midlothian, EH9 1DE



Approx. Gross Internal Area
1128 Sq Ft - 104.79 Sq M
For identification only. Not to scale.
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Third Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.