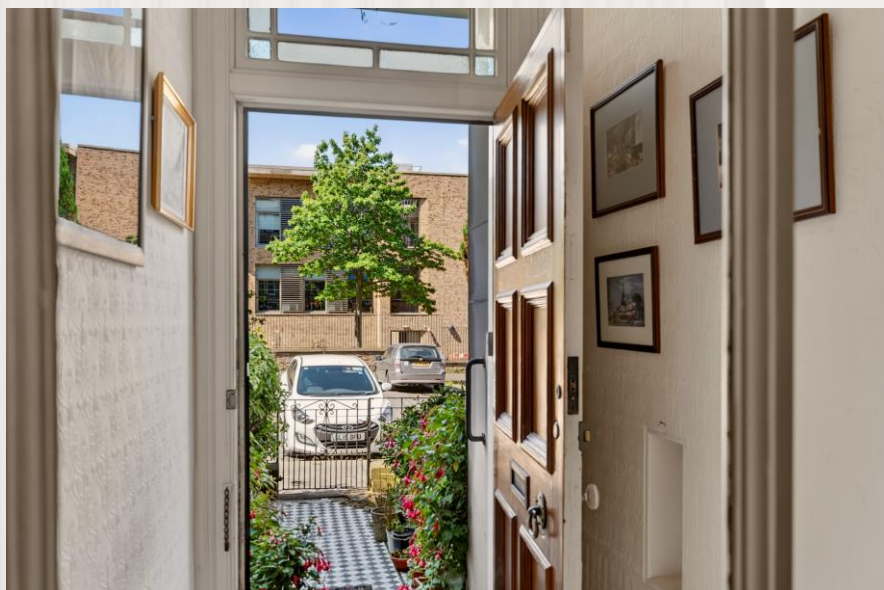


37 Lauderdale Street  
Marchmont  
Edinburgh  
EH9 1DE



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Spacious maindoor floor flat forming part of a handsome Victorian tenement situated within one of Edinburgh's most highly regarded residential districts. The location is ideal for the excellent range of local amenities available in Marchmont and nearby Bruntsfield. There is a good choice of local specialist shops, mini supermarkets, cafes and bars within a short walk. For larger supermarket shopping, there is a popular Waitrose store and much more in nearby Morningside, with Cameron Toll and its large Sainsburys store also within easy reach.

The highly regarded James Gillespie's primary and secondary schools are just across the road, whilst in the private sector George Heriot's and George Watson's are both within walking distance. There are easily accessible and frequent bus services to and from the city centre and beyond. Warrender Swim Centre and gym is a couple of minutes away, as are the green spaces of Bruntsfield Links and the Meadows themselves. The Meadows offer a large green space to play games or just relax and include popular tennis courts and a children's play area.

#### PROPERTY DETAILS:

- Entrance Vestibule with original tiled floor. Cornice.
- Spacious and welcoming entrance Hall. Two large built-in cupboards. Cornice. Picture rail.
- Bright Lounge with bay window to front. Feature fireplace with living flame gas fire. Display recess. Decorative cornice. Picture rail.
- Family Room / Dining Room with window to rear. Feature fireplace. Shelled pantry. Edinburgh wall press. Window to rear overlooking garden.
- Fitted Kitchen with matching wall and base units. The gas cooker is included in the sale together with the washing machine, dishwasher and fridge/freezer. Work tops with stainless steel sink. Window to rear. Door to garden.
- Large Double Bedroom with window to rear overlooking garden. Cornice. Picture rail.
- Second large Double bedroom with window to front. Cornice. Picture rail.
- Large Boxroom / Office with borrowed light from Dining Room.
- Family Bathroom with white three-piece suite comprising bath with mixer shower above, wash hand basin and WC. Mirror. Window to rear.



2



1



2





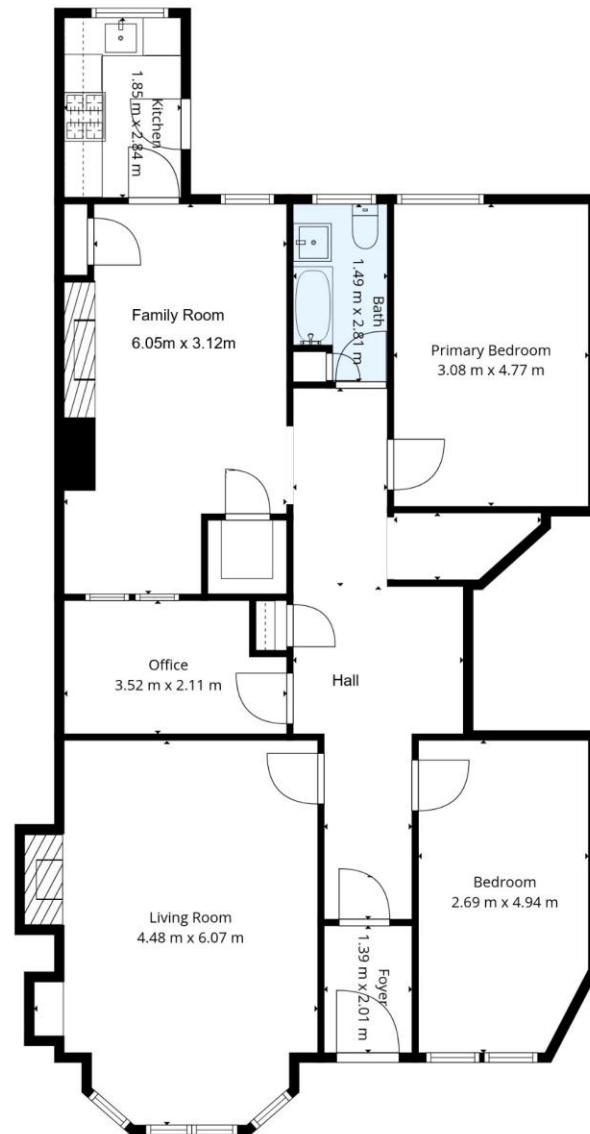




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**Total: 114 m<sup>2</sup>**  
 Ground Floor: 114 m<sup>2</sup>  
 Excluded Areas: Fireplace: 1 M<sup>2</sup>, Walls: 8 m<sup>2</sup>

#### External

Attractive and well stocked front garden with a lovely array of established plants and shrubs.

The rear garden is fully enclosed and features a patio with space for garden furniture and a range of established plants and shrubs., The garden shed is included in the sale.

Permit parking is available on application to the City of Edinburgh Council.

#### Area

Lauderdale Street is situated within the highly sought-after residential area of Marchmont and within walking distance of good schools, main university campuses and city centre. Excellent local facilities on Marchmont Road include a Sainsbury's Local and a variety of delis, cafés, bars and bistros. Nearby Bruntsfield has further shops, and Morningside has a Waitrose and an M&S Food Hall. Cameron Toll Shopping Centre with Sainsbury's supermarket and other retail shops is a short drive away. The Meadows public park is very close offering tennis, bowling, pitch and putt, and a children's' playground, and Bruntsfield Links offers free golf. Blackford Pond and The Hermitage of Braid are also nearby for walks and the well-regarded Warrender Swim Centre & Gym is also very close. Cycle paths and footpaths across The Meadows and The Bruntsfield Links provide quick access into the City Centre, and regular buses run from Marchmont Road into the City Centre and surrounding areas. The City Bypass is easily reached by car providing links to the main motorway network, Edinburgh Airport and The Forth Road Bridge. Catchment schools are the well-regarded James Gillespie's Primary & High School. Private schooling is also available at George Watson's College and George Heriots School.

EPC Band - D

Council Tax Band - F

Permit Zone - S1







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\* Please contact us for a free consultation or valuation

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