



Bright and well presented

Third floor flat



Situated in the sought-after Lauriston area of Edinburgh, this bright and well-presented third floor flat offers an excellent opportunity for first-time buyers, investors or those seeking a centrally located home. The property is surrounded by an outstanding selection of local amenities, including cafés, restaurants, shops and green spaces, together with excellent public transport links providing easy access throughout the city. Accessed via a secure communal entrance with entry phone system and well-maintained stairwell, the accommodation is presented in move-in condition throughout. The welcoming hallway leads to a spacious open-plan living room and kitchen, creating an ideal space for both everyday living and entertaining. The fitted kitchen features a good range of wall and base units, appliances and a useful cupboard housing the boiler in the living area, as well as a wall mounted TV (sold as seen). There are two well-proportioned bedrooms, comprising a generous double bedroom with a traditional Edinburgh Press cupboard providing useful storage, and a second double bedroom. The family bathroom is fitted with a vanity unit, a storage cupboard, heated towel rail and extractor fan, while a separate WC with window adds further practicality. Additional benefits include permit street parking and the option for the existing furniture to be included, allowing for a straightforward move or ready-made investment opportunity (rental checks in place if required).

Key Features

- Communal entrance
- Hall
- Open plan living room/kitchen
- Two bedrooms
- Bathroom
- WC
- Double glazing
- Gas central heating
- Permit street parking
- Rental checks in place if required
- Small area of communal ground to the rear



Lauriston

Lauriston is a highly regarded area moments from the Meadows, Old Town, Quartermile development and Edinburgh University. The location boasts first rate local restaurants and artisan cafes and bars with a Sainsbury's Local and several other grocery shops close by. The Usher Hall, Traverse, Lyceum and King's Theatres give the area a cosmopolitan feel and there are a fantastic collection of independent shops and amenities nearby. Fountain Park Leisure Complex boasts a health club, multi-screen cinema and a number of popular eateries, with the Union Canal nearby which offers peaceful strolls and cycle routes along the waterfront. Edinburgh Art College, Napier and Edinburgh Universities are all within easy reach. For those who require to travel out with city, Haymarket Rail Station is within a short walk and there is a tram stop at the West End linking directly with Edinburgh Airport.



Extras

All fitted floor coverings, blinds, light fittings, cooker, fridge, washing machine, extractor fan and wall mounted TV (sold as seen) are included in the sale (no warranties given). Furniture and kitchen items can be included if required, at no extra cost.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

£230,000

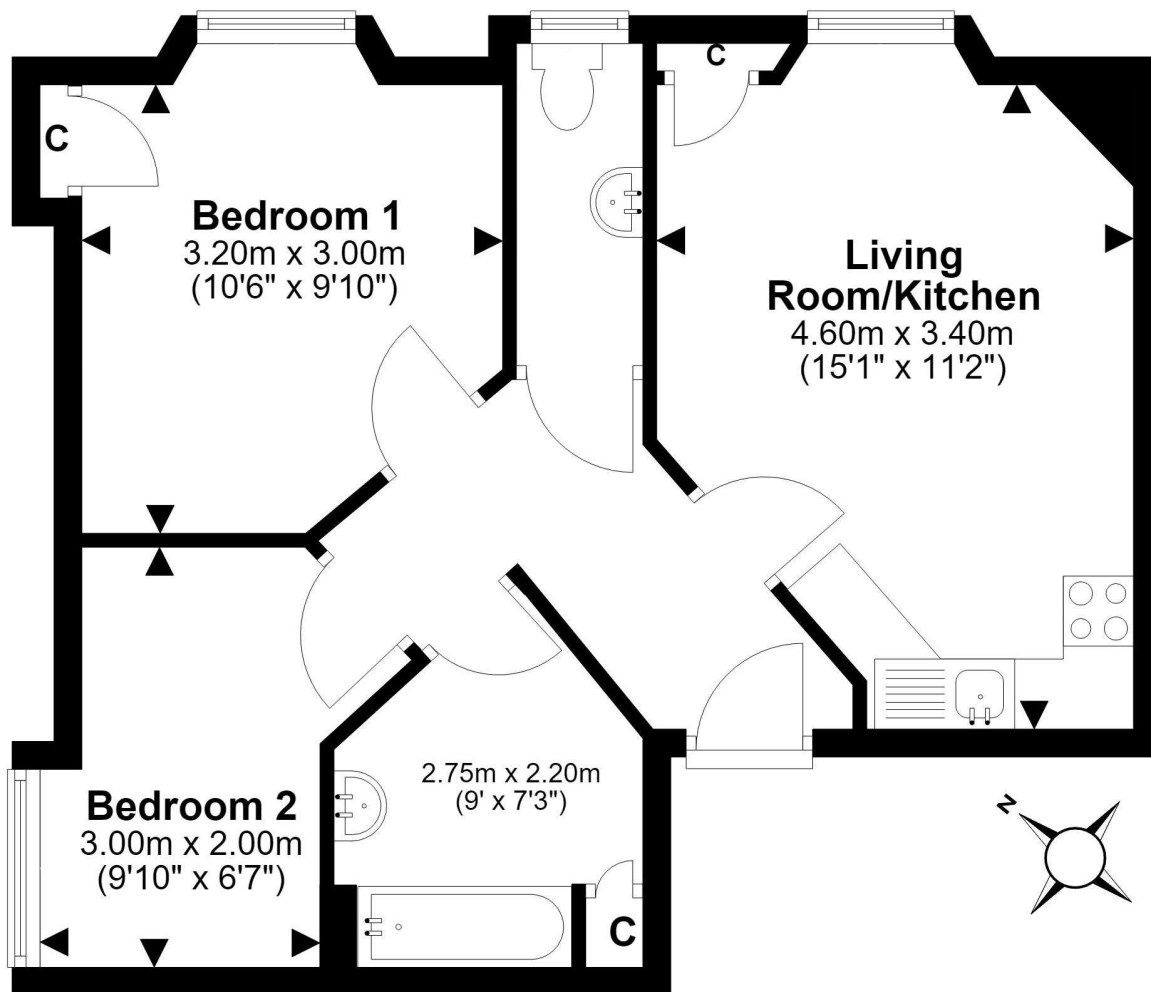
EPC Rating

D

Tenure

Freehold





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



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