

# Peterkin & Kidd

Solicitors and Estate Agents

## 124/21, LOTHIAN HOUSE

LOTHIAN ROAD  
EDINBURGH, EH3 9BG



**OFFERS OVER £198,000**

# 124/21, LOTHIAN HOUSE

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EDINBURGH, EH3 9BG

This one bedroom duplex flat forms part of Lothian House, a unique, B-Listed, Art Deco building which dates back to the 1930s. Converted into flats in the 1980's, with lift access, it offers residents on-site amenities which include a swimming pool, sauna, steam room, gym, games room, quiet room and communal laundry room.

Access to the building is via a secure fob door entry system which leads to the foyer and further fob access to the main building. There is a lift and stairs to all floors. Number 21 is situated on the first floor.

A door gives access to the hallway with an L-shaped understair cupboard which houses the gas and electricity meters and offers excellent storage with space for a bike.

The double bedroom is on this floor with a feature 15 pane glass window which looks on to an atrium to the rear. There is a mirrored door wardrobe and ample space for freestanding furniture.

Stairs from the hall lead up to the second floor with a light-filled living room, open plan to kitchen with breakfast bar and a modern shower room.

The living room, with sanded and sealed timber floor, has a high ceiling and a striking 9 pane window which gives the feeling of loft-style living. The open plan kitchen has a breakfast bar and is fitted with a range of wall and base units with stainless steel sink and drainer and complementary worksurfaces. The induction hob, oven, extractor hood and fridge are included in the sale but are not warranted.

The refitted and part-tiled shower room (2024) completes the accommodation and is fitted with a white suite comprising wash hand basin, WC and corner shower cubicle with Mira Sprint shower.

## ACCOMMODATION

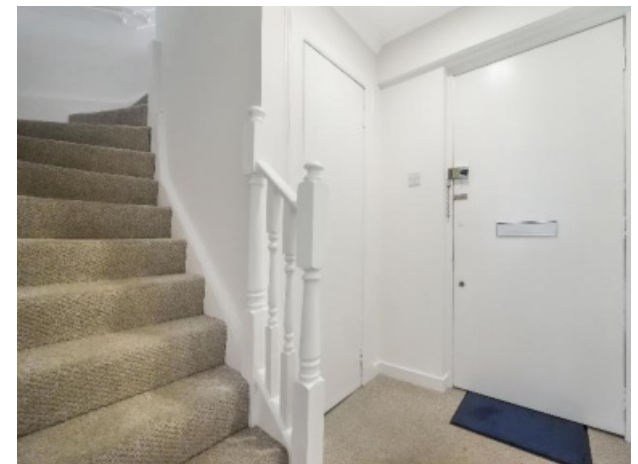
Communal entrance with key fob door-entry system  
Lift and stairs to all floors  
Hall  
Double bedroom  
Stairs to upper floor  
Living room open plan to kitchen with breakfast bar  
Shower room

Gas central heating, double glazing  
Coin operated communal laundry

Leisure facilities include a:  
Swimming pool, sauna, steam room, gym, games room, quiet room

## EXTRAS

All fitted carpets, floor coverings, curtains, and the white goods as specified are included in the sale. The furniture can be available.





## LEISURE FACILITIES

Please note that the leisure facilities are not be available for access at the time of viewing.

Prospective purchasers are very welcome to go along and see the facilities during the Open Office sessions on Thursdays: 10 00 am - 11 00 am and Sundays: 7 00 pm - 8 00 pm.

## COMMUNAL CHARGES

The property is privately managed by Lothian House Proprietors Association (LHPA) . The communal charges are circa £450 per quarter, which includes the leisure suite, 2 lifts, bin store in the basement, buildings insurance and upkeep of all communal areas. These can be paid quarterly or by monthly standing order.

## VIEWING

By appointment with Property Department on 01506 840000.  
WHAT3WORDS  
taken.waters.handle

## LOCATION

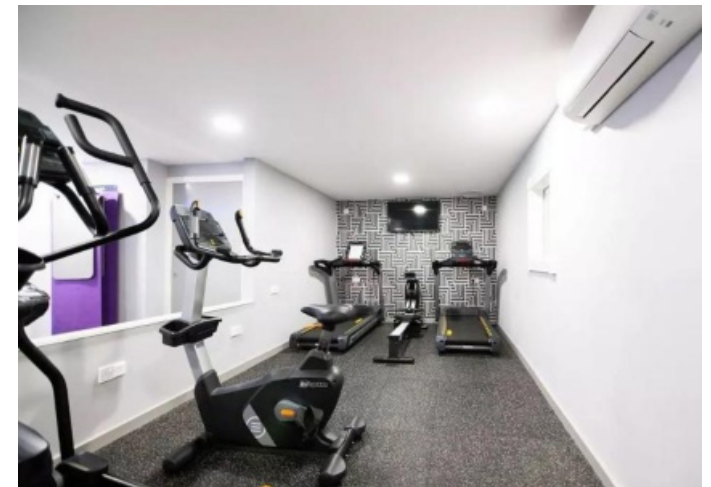
Lothian House enjoys a prime city centre position in Edinburgh's financial district. Just a few minutes' walk from Princes Street and Haymarket station, the property is also well-located for access to the historic Old Town and the West End. The University of Edinburgh, Edinburgh College of Art and Edinburgh Napier University are all within walking distance.

A wide range of coffee shops, bars and restaurants are all on the doorstep along with an Odeon cinema. There are excellent transport links include bus services, rail services and the tram, just a short walk away, with direct access to Edinburgh Airport.

## OTHER

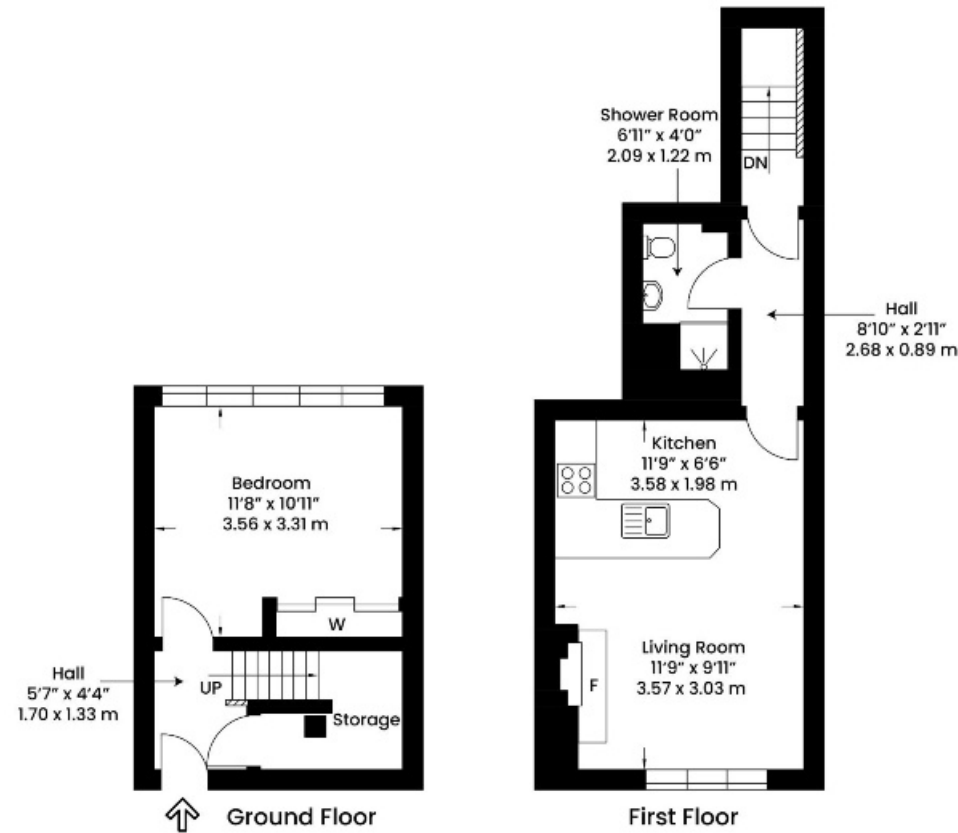
COUNCIL TAX BAND: C

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



## WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 10327)  
vistaBee 2020

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*We can open doors for you*

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