

COULTERS[®]

124/56 LOTHIAN ROAD

TOLLCROSS, EDINBURGH, EH3 9DD

1 BED

1 BATH

Public Tyre



TAKE A LOOK INSIDE

This modern one-bedroom flat is part of Lothian House, a distinctive B-listed Art Deco building dating back to the 1930s. Converted into flats in the 1980s, the development is well known for its impressive resident facilities – something rarely found in older Edinburgh properties. Recently upgraded amenities include a swimming pool, sauna, steam room, gym, games room, quiet room, and laundry room.



KEY FEATURES



Third floor apartment in city centre location.



Large double bedroom.



On site swimming pool, gym & games room.



Lift access.



Excellent public transport links



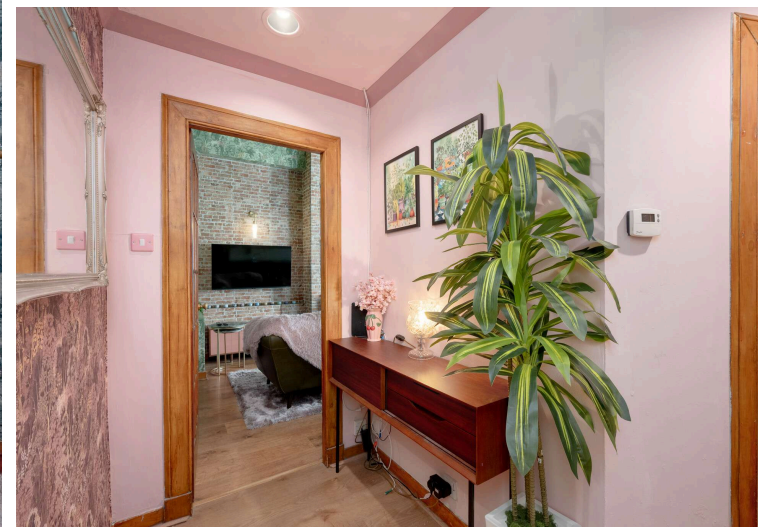
Minutes from Princes Street.



EPC Rating - D



Council Tax Band - C



Situated on the third floor, the flat is stylishly and vibrantly presented throughout, with a bright open-plan living, kitchen and dining space full of character and eye-catching design details. There is also a generously sized double bedroom, a bathroom with overhead shower, and two useful storage cupboards off the hallway. The property benefits from electric heating, double glazing, secure video entry, CCTV, and lift access.

Lothian House is privately managed by LHPA, with monthly service charges of approximately £185, which includes buildings insurance and maintenance of the shared facilities.



THE LOCAL AREA

Lothian House occupies a prime city centre position on Lothian Road, in Edinburgh's financial district. Just a short walk from Princes Street, the property is also well-located for access to the historic Old Town and prestigious West End. The University of Edinburgh, Edinburgh College of Art and Napier University are all within walking distance. An unbeatable selection of coffee shops, bars and restaurants are all on the doorstep along with an Odeon cinema. Nearby Fountain Park leisure complex has a Nuffield Health gym, tenpin bowling and crazy golf amongst other attractions. Fantastic transport links include bus services and the tram, just a short walk away, which offers direct access to Edinburgh airport.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. Other items may be available by separate negotiation.

HOME REPORT VALUATION: £230,000



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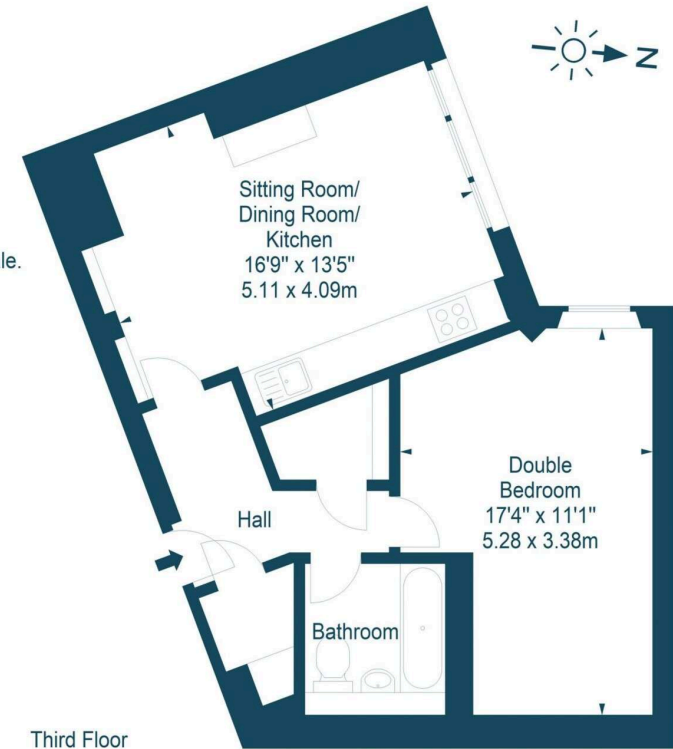


enquiries@coultersproperty.co.uk

Lothian Road,
Edinburgh,
Midlothian, EH3 9DD



Approx. Gross Internal Area
527 Sq Ft - 48.96 Sq M
For identification only. Not to scale.
© SquareFoot 2026



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.