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4/4 Brougham Street

Lauriston | Edinburgh | EH3 9JH

Impressive 2 bedroom second floor flat forming part of a traditional Victorian tenement in the heart of Lauriston by Tollcross. Superb amenities and transport links are on hand together with the delightful open green space of The Meadows and Bruntsfield Links.

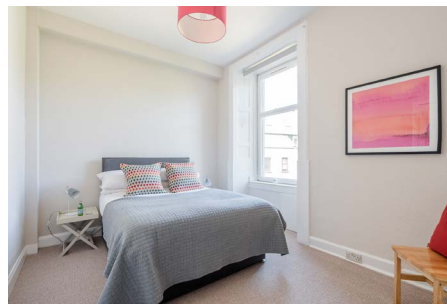
-  2 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Shared garden
-  Permit/meter parking
-  EPC Rating – C
-  Council Tax Band - C



Description

Forming part of a traditional Victorian tenement, this superb second floor flat has a variety of amenities on the doorstep as well as being within walking distance of the West End and City Centre. The lovely green spaces of the The Meadows and Bruntsfield Links are a stone's throw away. The interior of the property is bright and generously proportioned throughout offering stylish accommodation complemented by period features such as decorative corning.

The impressive accommodation comprises – entrance hall, elegant sitting room with bay window, kitchen/breakfast room, two spacious double bedrooms, bathroom and separate shower room. Further benefits include gas central heating with combi boiler and double glazing.



Extras

All the fitted floor coverings, light fittings, hob, oven, extractor hood, fridge/freezer and washing machine are included in the sale price.

Parking and Garden

To the rear of the property there is a shared garden accessed via the shared stairwell. On street and in nearby streets there is ample zoned resident's permit parking.

Viewing

By appointment with Neilsons on 0131 625 2222.





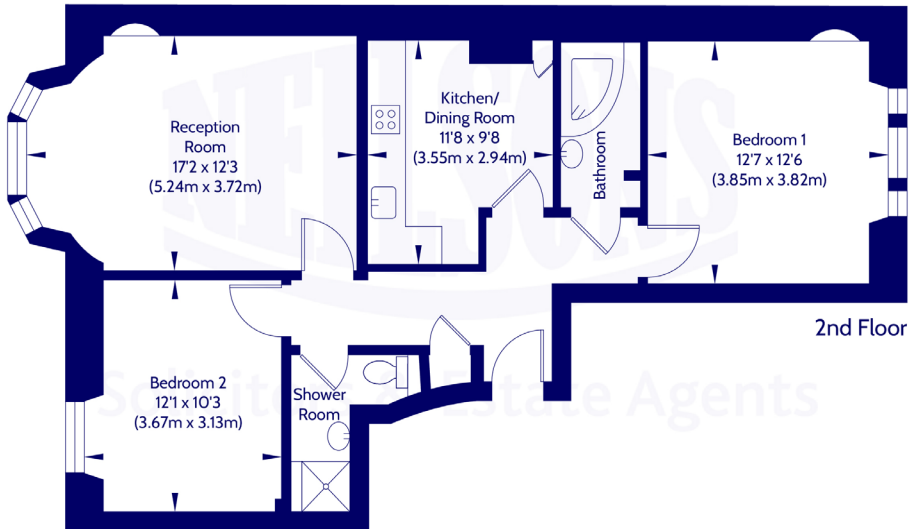
Location

Lauriston is an ideal central location within easy walking distance of the City's West End and Princes Street while well placed for excellent local amenities in Tollcross including shopping and banking/post office services. The property is also convenient for University of Edinburgh, Edinburgh Napier University and Edinburgh College of Art. Recreational facilities nearby include the open spaces of The Meadows and Bruntsfield Links, The Kings Theatre and a wide selection of excellent restaurants and bars. A frequent public transport service operates nearby to many parts of the City.





Approx. Gross Internal Floor Area 70 Sq M / 758 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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