



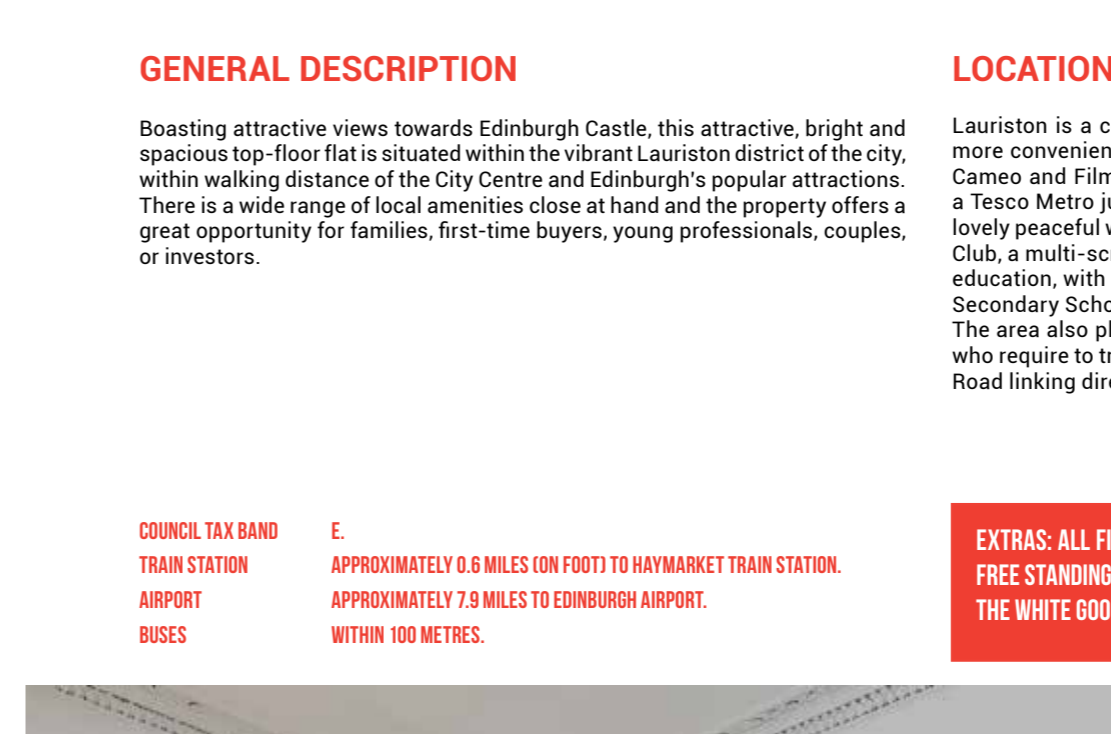
**26/5 Grindlay Street,
Lauriston, Edinburgh, EH3 9AP.**

CALL US ON 0131 447 4747

26/5 Grindlay Street, Lauriston Edinburgh EH3 9AP.

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secure entry.
- Reception hall with feature skylight.
- Fabulous living room with feature fireplace & ornate cornicing.
- Superb views towards Edinburgh Castle & Lyceum Theatre.
- Dining kitchen with appliances & storage.
- Main double bedroom with original feature fireplace & period features.
- Good-sized box room off.
- Three further double bedrooms, one with feature fireplace.
- Fully tiled bathroom with shower.
- Separate WC.
- Gas central heating.
- Many original features.
- Currently holds an HMO license.
- Permit & metered parking.



GENERAL DESCRIPTION

Boasting attractive views towards Edinburgh Castle, this attractive, bright and spacious top-floor flat is situated within the vibrant Lauriston district of the city, within walking distance of the City Centre and Edinburgh's popular attractions. There is a wide range of local amenities close at hand and the property offers a great opportunity for families, first-time buyers, young professionals, couples, or investors.

COUNCIL TAX BAND E.
TRAIN STATION APPROXIMATELY 0.6 MILES (ON FOOT) TO HAYMARKET TRAIN STATION.
AIRPORT APPROXIMATELY 7.9 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 100 METRES.

LOCATION

Lauriston is a central and vibrant location which lies stone's throw from Princes Street so Grindlay Street could hardly be more convenient or central. Neighbouring Lothian Road plays host to numerous restaurants and bars, as well as an Odeon, Cameo and Filmhouse Cinemas, the Usher Hall, the Traverse, Lyceum and King's Theatres. There is a Sainsbury Local and a Tesco Metro just minutes from the flat and an eclectic mix of small specialty shops. The Union Canal is nearby and offers lovely peaceful walks, a cycle path and boating opportunities. The Fountain Park Leisure Complex boasts a Virgin Active Health Club, a multi-screen cinema, a casino and a number of restaurants. The area is particularly well regarded for its outstanding education, with schools including Tollcross and St Peter's RC Primary Schools, James Gillespie's and St Thomas Aquin's RC Secondary School, Napier and Edinburgh Universities. Edinburgh Art College and Edinburgh College are all within easy reach. The area also plays host to a number of the city's financial institutions, including Scottish Widows Headquarters. For those who require to travel out of the city, Haymarket Rail station is within a short walk and there is a tram stop at the foot of Lothian Road linking directly with Edinburgh International Airport.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREE STANDING FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE, AND DISHWASHER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. ALL FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.





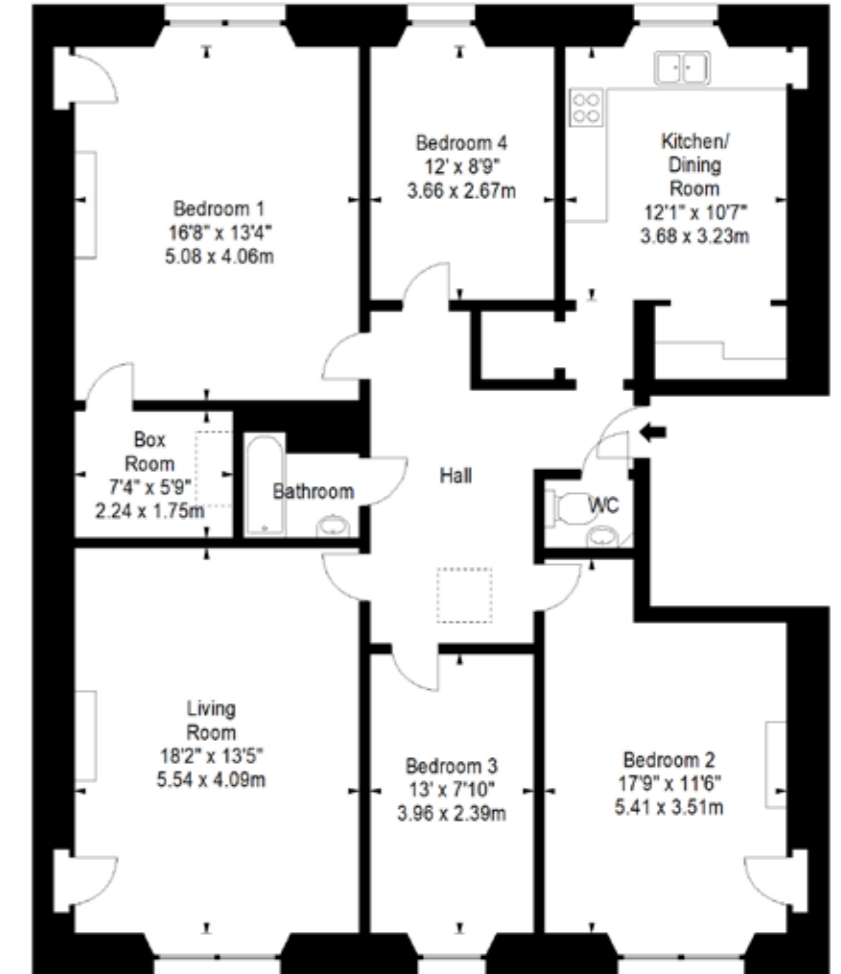
**ENERGY PERFORMANCE
CERTIFICATE RATING C**



**Grindlay Street,
Edinburgh,
Midlothian, EH3 9AP**



Approx. Gross Internal Area
1376 Sq Ft - 127.83 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third Floor

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.