



1 (1F1) Valleyfield Street
LAURISTON | EDINBURGH | EH3 9LP



wariners
solicitors & estate agents



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Warners are delighted to present this beautifully styled traditional two-bedroom flat, enjoying a peaceful setting just moments from the open green spaces of Bruntsfield Links and the Meadows, while also being ideally placed for an exceptional range of local amenities. Offered in true walk-in condition, the property blends generous proportions with elegant contemporary finishes and retained period charm, creating a superb city home in one of Edinburgh's most sought-after neighbourhoods. The light and airy accommodation begins with a welcoming entrance hallway offering excellent built-in storage and a traditional ceiling pulley. The impressive living room is filled with natural light from twin windows and showcases a feature fireplace, decorative cornicing, working shutters and sash and case windows. To the rear, the contemporary kitchen and dining room is fitted with sleek modern units and a central island, forming a highly sociable and practical space. There are two well-proportioned bedrooms, along with a generously sized box room offering excellent flexibility as a home office, occasional third bedroom or additional storage. A stylish shower room completes the accommodation. Further benefits include gas central heating, a secure entryphone system, access to a shared rear garden and permit parking. With Bruntsfield Links virtually at the end of the road, the Meadows close by and a superb selection of cafés, bars and independent shops within easy walking distance, this is a rare opportunity to acquire a characterful yet contemporary home in a prime city setting. Early viewing is highly recommended.

- Prime location, moments from Bruntsfield Links and The Meadows
- Beautifully presented first floor traditional apartment with stylish interiors
- Retained period features including cornicing and working shutters
- Welcoming entrance hallway with excellent storage
- Bright and spacious twin-windowed living room with feature fireplace
- Fitted kitchen/dining with central island and space for dining furniture
- Two bedrooms (one with integrated storage)
- Generously sized box room, ideal as office, bedroom or additional storage
- Contemporary shower room
- Gas central heating and security entry phone system
- Well-maintained shared rear garden
- Permit parking available

PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property all with all blind and curtains. Energy: C. CT: D.

Lauriston is a sought after area in Edinburgh City Centre close to the Capital's business districts, universities and the green expanse of the tree-lined Meadows. A good range of shopping outlets is supported by banks, building societies and postal services. The choice of leisure facilities in the area is first class with a number of bars, restaurants, theatres and cinemas. Residents can enjoy the facilities in the nearby Quartermile development on the edge of the Meadows, including Sainsbury's, Starbucks, Caf Nero, Malaysian restaurant Nanyang, Veeno Italian Wine Cafe, stylish gastropub No.8 Lister Square and Swedish bakery and cafe Soderberg. Tribe Yoga, Pure Gym and Fitness Chicks' Studio cater for health and wellbeing. Fountain Park complex is also within easy reach. Regular public transport operates to most parts of the city and surrounding areas. Edinburgh City Bypass and main motorway networks are also within easy reach.



