

# 40 (3F1) Lauriston Street

LAURISTON, EDINBURGH, EH3 9DJ



STYLISH, TOP-FLOOR, TWO  
BEDROOM APARTMENT



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McEwan Fraser Legal is delighted to present this stylish, top-floor, two-bedroom apartment to the market. The property offers excellent proportions and has retained a host of the period features associated with properties of this period. Internally, there is a spacious living room, two large double bedrooms, separate kitchen, bathroom and shower room. The property is offered to the market CHAIN FREE.





The internal accommodation is focused on a spacious living room with exposed floorboards, fireplace, ornate cornice and a traditional sash and case window which is framed by working shutters. There is plenty of space for different furniture arrangements given the new owner plenty of flexibility to create their ideal entertaining space. The kitchen is accessed from the lounge and offers a clever use of space. There is a full range of gloss base and wall-mounted units which are topped with wooden worksurfaces. These give ample prep and storage space and include a range of base and wall-mounted units. There are two generous double bedrooms which both overlooks the rear the property. Bedroom 1 includes fireplace, working shutters, period coving and ample space for a full suite of free-standing bedroom furniture. Bedroom 2 is a similar, well-proportioned, double bedroom with fireplace.

The accommodation is completed by a bathroom and a separate shower room. The bathroom enjoys contemporary tiling and modern suite with bath and wash hand basin. The shower room is finished to a similarly high standard and includes a large walk-in shower.

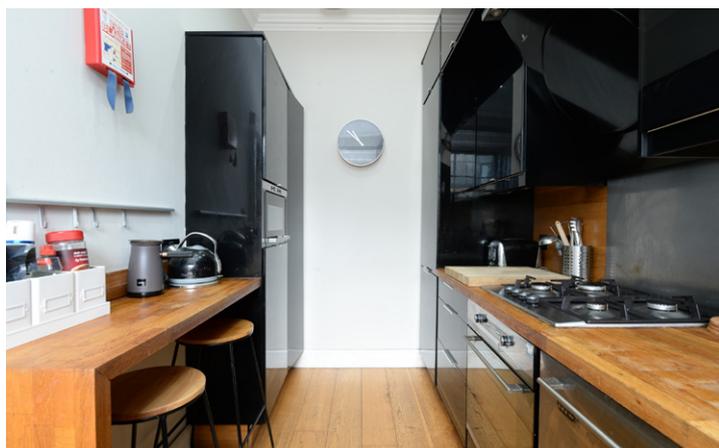
The flat would be ideal as a luxury private home or a sound buy-to-let investment.

**40 (3F1) Lauriston Street**

the lounge



the kitchen





**bedroom 1**



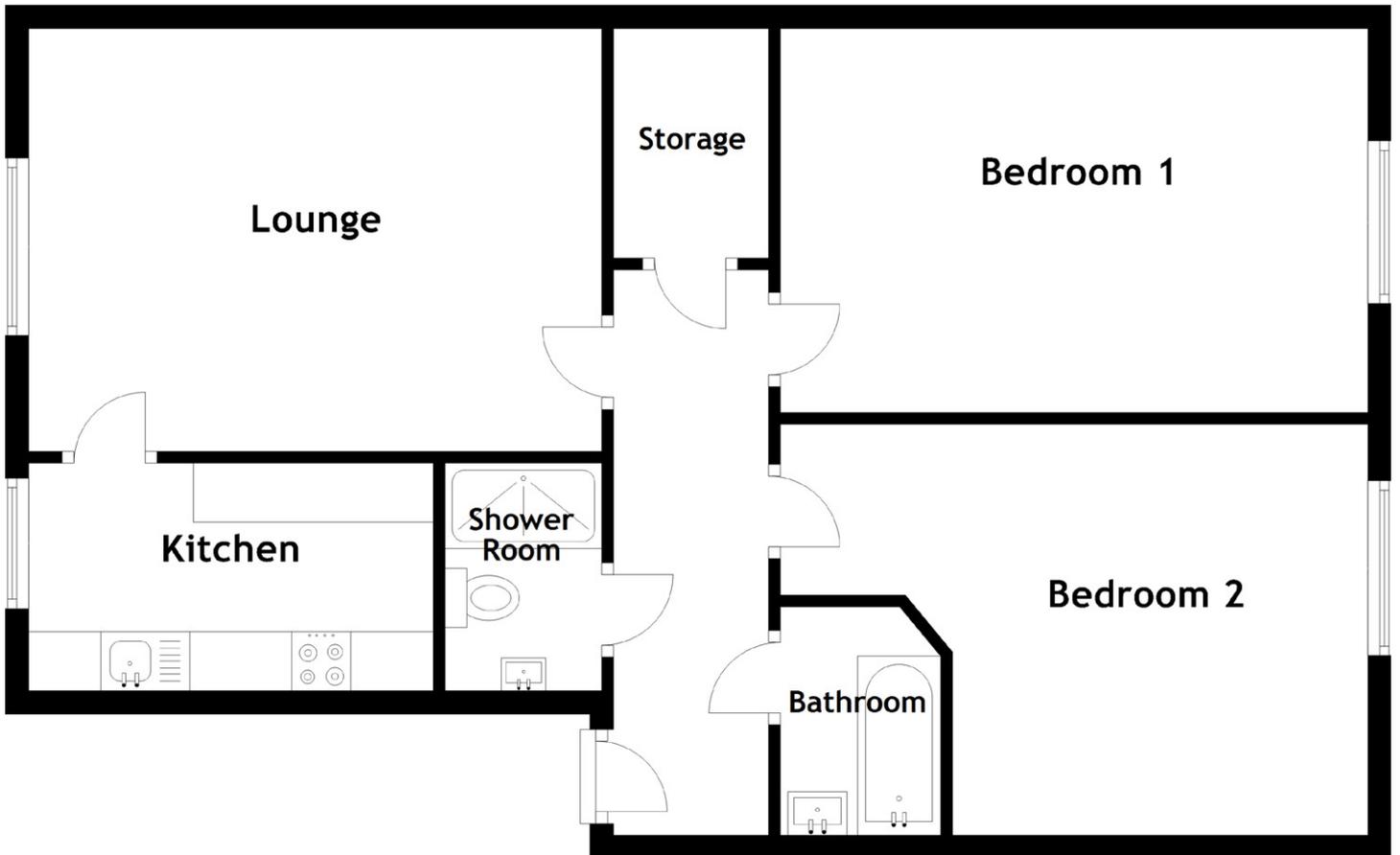


**bedroom 2**





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Approximate Dimensions

(Taken from the widest point)

Lounge	4.83m (15'10") x 3.59m (11'9")	Bathroom	1.94m (6'4") x 1.35m (4'5")
Kitchen	3.41m (11'2") x 1.93m (6'4")		
Bedroom 1	4.95m (16'3") x 3.26m (10'8")	Gross internal floor area (m <sup>2</sup> ): 72m <sup>2</sup>	
Bedroom 2	3.50m (11'6") x 3.49m (11'5")	EPC Rating: D	
Shower Room	1.89m (6'2") x 1.32m (4'4")		



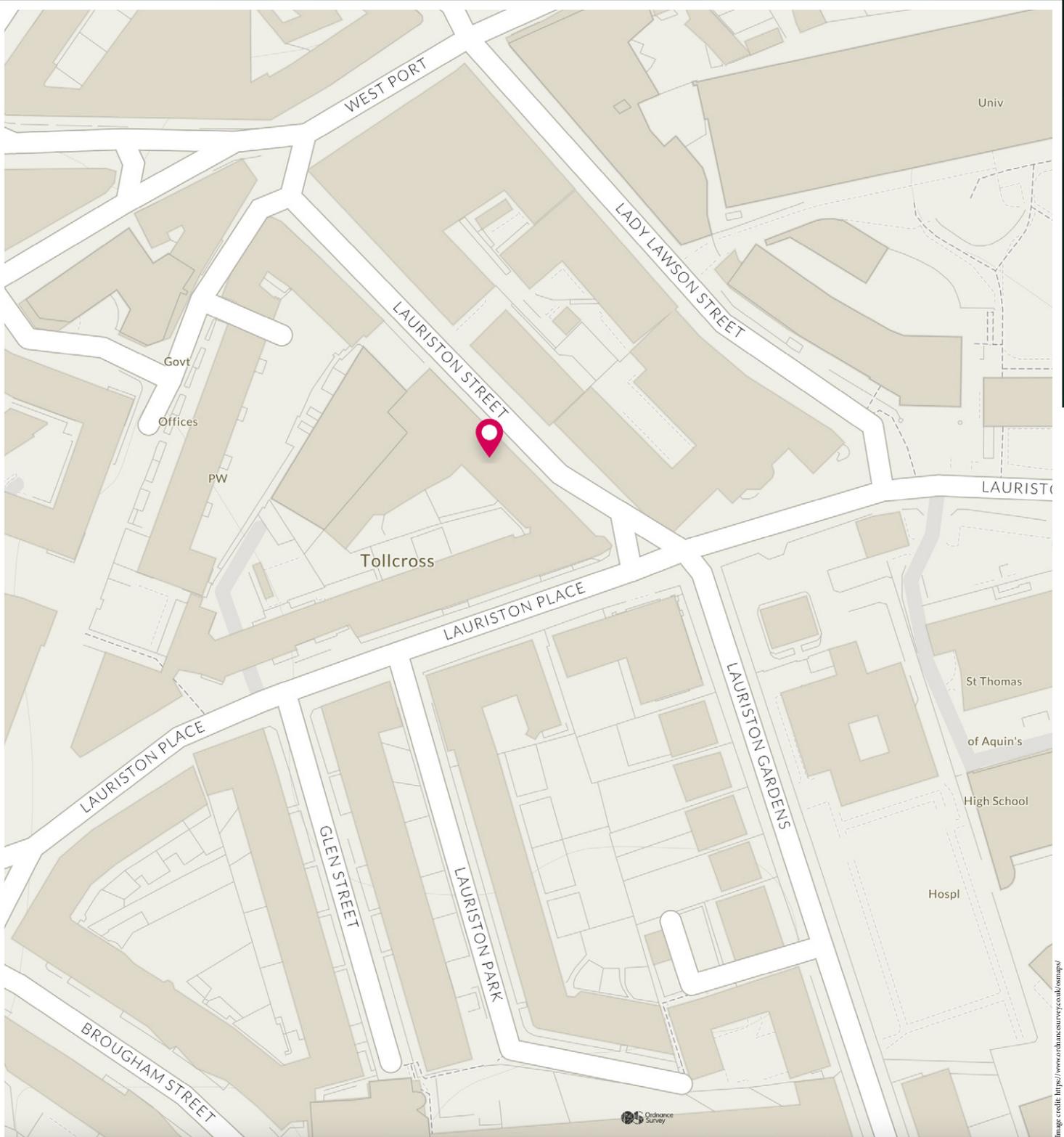
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Lauriston is situated close to the Old Town, Grassmarket and West End which offer a magnificent setting in which to work and live. The architecture of the surrounding streets provide many fine examples of both the Victorian and Georgian era and the area is well-served by a number of cultural venues including the Lyceum Theatre and Usher Hall, both within walking distance of the flat. The Sheraton Hotel with Spa and restaurant is also within close proximity as are other recreational amenities such as Pure Gym, The Film House and Odeon Multi-screen Cinema. There are a wide range of local amenities including a variety of everyday shops and a Tesco Metro supermarket on Lothian Road.

The city is also well known for its abundance of Bars, Bistros and Restaurants to suit everyone. For those seeking cultural experiences there is a wide selection of Art Galleries, Museums, Theatres, Cinemas and Concert Halls nearby. Haymarket Train Station, the Edinburgh City Tram line and bus services offer regular services to and from the city centre and beyond. This includes good access by road and Tram to Edinburgh Airport and the main motorway network which provides links to both East and West Lothian and Fife.

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## The Location



# McEwan Fraser Legal

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