

3F2, 1 Valleyfield Street

EDINBURGH, EH3 9LP



*Generously proportioned Two-Bedroom Top-Floor Flat
In Edinburgh's Popular Central Area of Lauriston*



0131 524 9797



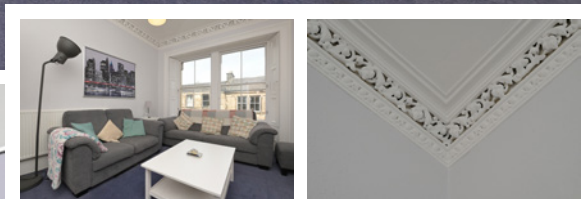
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McEwan Fraser Legal is delighted to present this two-bedroom top-floor flat in Edinburgh's popular central location of Lauriston.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which has a beautiful fireplace, cornicing and is flooded with natural light from the large windows and has working shutters.
- Fully equipped kitchen/dining room with a gas hob, fan oven, ample dining space with a separate pantry cupboard with freestanding white goods.

THE KITCHEN





- There is one main three-piece shower room which has panelled walls and is modern and well kept.
- The flat boasts two bedrooms, of which there is a master double and a smaller bedroom, as well as a separate box/bunk room
- In addition, the property includes access to a communal rear garden, and the house benefits from gas central heating, which makes the property cosy and cost-effective, year-round.

THE SHOWER ROOM



BEDROOM 1



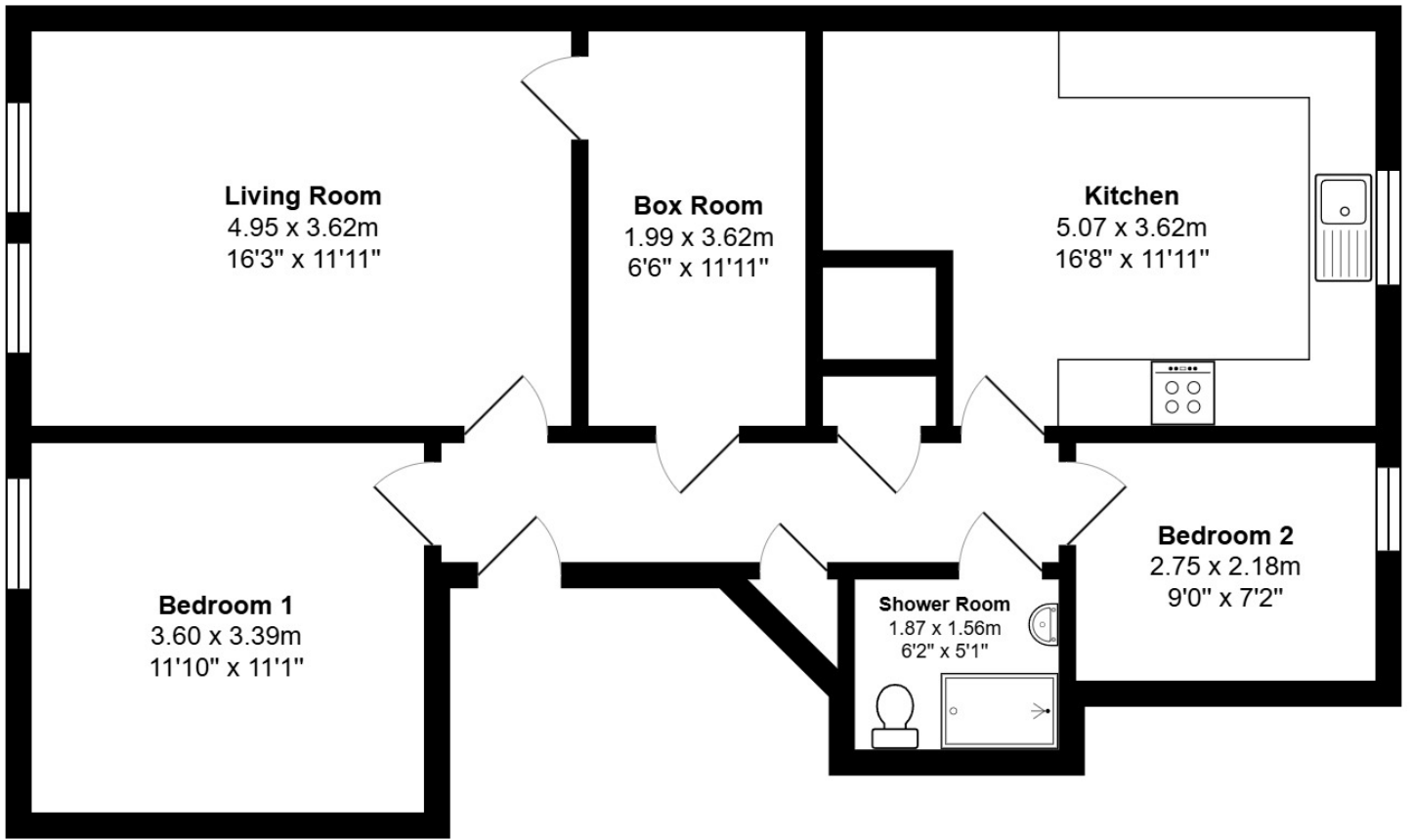
BEDROOM 2



THE BOX ROOM

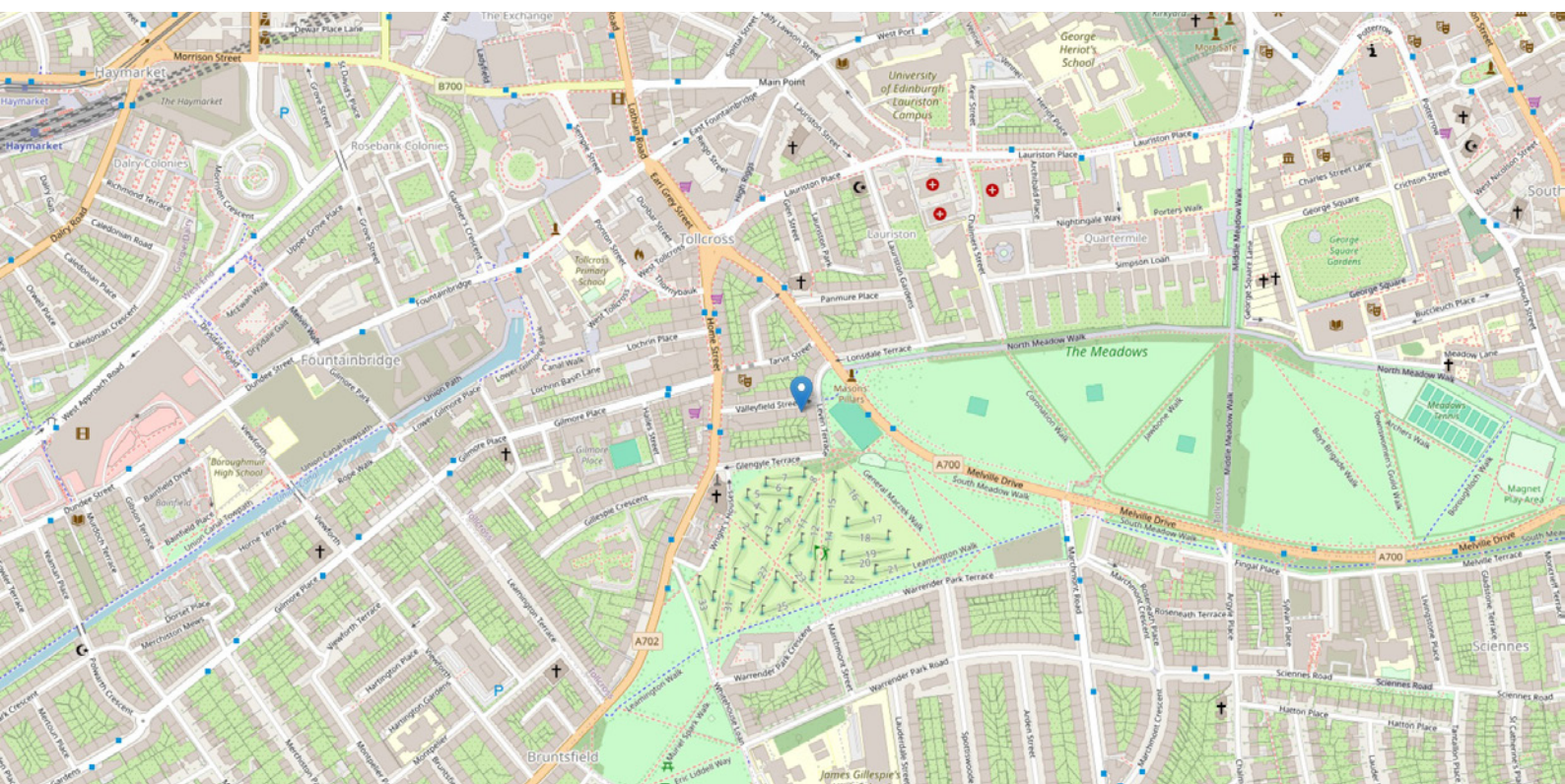


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 75m² | EPC Rating: C



THE LOCATION

Lauriston is situated close to the Old Town, Grassmarket and the West End and offers a magnificent setting in which to work and live. The architecture of the surrounding streets provides many fine examples of both the Victorian and Georgian eras, 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 its 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 is 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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