

6/1 Lauriston Gardens

LAURISTON, EDINBURGH, EH3 9HJ



*AN EXCEPTIONAL THREE-BEDROOM VICTORIAN
APARTMENT IN A PRIME MEADOWS LOCATION*



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McEwan Fraser is delighted to present this exceptional three-bedroom first-floor apartment, occupying a prominent corner position within an imposing Victorian tenement beside the picturesque Meadows. Boasting one of Edinburgh's most desirable and convenient city-centre addresses, the property is just a short stroll from the historic Old Town, world-class amenities, and excellent transport links.

Beautifully presented throughout, the apartment seamlessly combines elegant period character with stylish contemporary finishes. The accommodation is defined by generously proportioned rooms, impressive ceiling heights, working shutters, and a bright south-west-facing aspect that floods the principal living spaces with natural light.

A welcoming and beautifully proportioned reception hall sets the tone for the accommodation beyond, showcasing the grandeur and charm synonymous with properties of this era. The outstanding dual-aspect sitting room forms the heart of the home, featuring a magnificent bay window, attractive period fireplace, and ample space for both comfortable lounge furniture and a substantial dining area, making it ideal for entertaining.

The Property



Open-plan to the sitting room, yet naturally separated by a sociable peninsula breakfast bar, is a stunning contemporary kitchen. Finished with sleek high-gloss cabinetry and seamless acrylic worktops, the kitchen is fully equipped with a comprehensive range of integrated appliances. A separate hall cupboard conveniently houses a freestanding washing machine and provides additional storage.







There are three exceptionally well-proportioned double bedrooms, each offering excellent flexibility for family living, guest accommodation, or home working. One bedroom enjoys a peaceful outlook over the neighbouring convent's private gardens, while another benefits from extensive built-in storage.





Bedroom 2





Bedroom 3





Completing the accommodation is a luxurious bathroom, thoughtfully designed with a freestanding oval bath, separate shower enclosure, and high-quality fittings that create a true sense of indulgence.

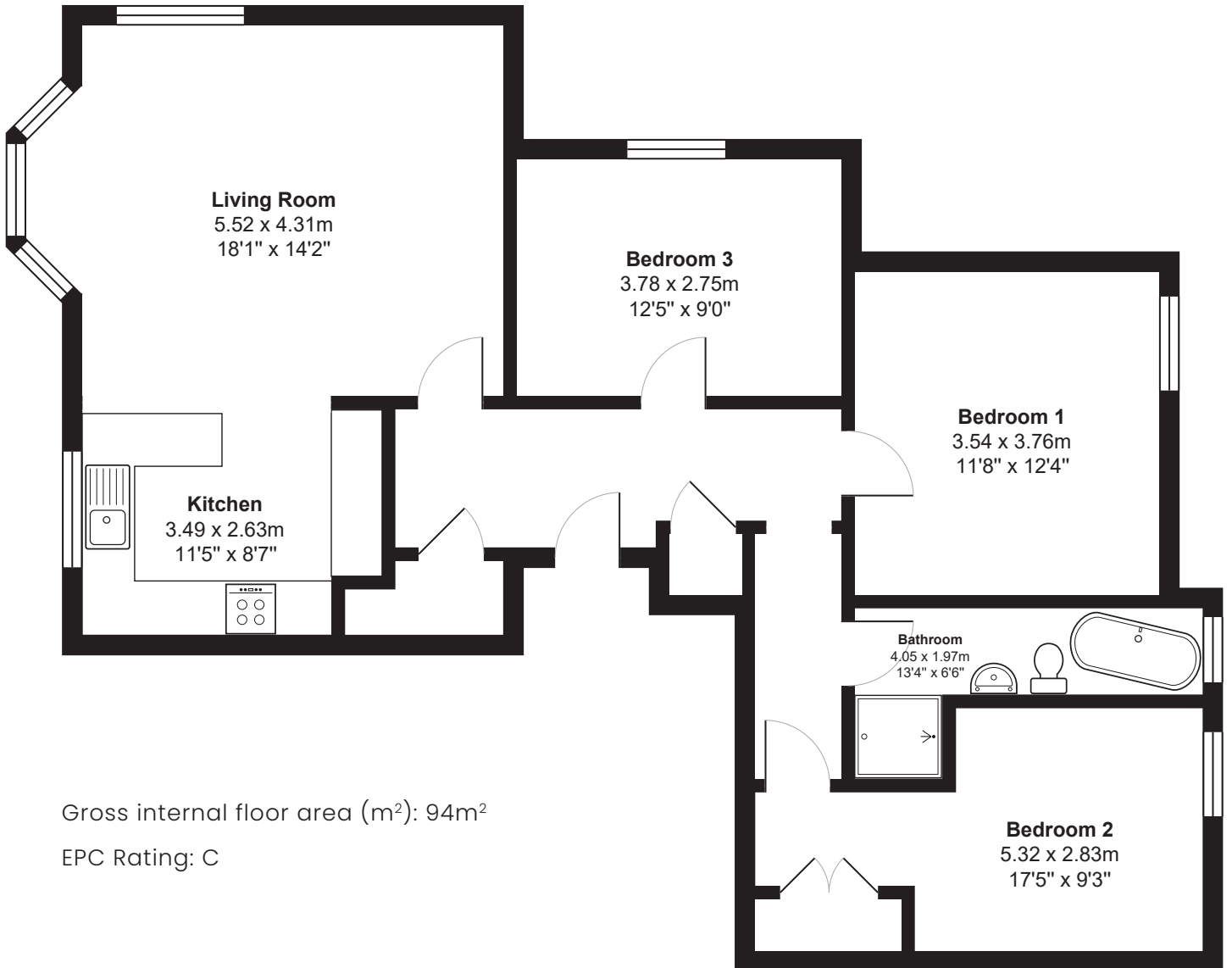








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Further benefits include a utility cupboard, gas central heating, double-glazed timber sash and casement windows, and access to a charming shared walled garden to the rear.

This is a rare opportunity to acquire a superb period home in one of Edinburgh's most sought-after residential locations, combining timeless elegance with modern city living.





Situated in the highly desirable Lauriston district, this property enjoys a prime position close to the heart of Edinburgh, offering an exceptional blend of city-centre convenience and attractive green space. Lauriston is one of the capital's most sought-after residential areas, renowned for its handsome architecture, vibrant atmosphere and proximity to many of Edinburgh's most iconic landmarks.

The city centre is within easy walking distance, with Princes Street, George Street and the financial district all readily accessible on foot. Excellent public transport links, including frequent bus services and nearby tram connections, provide convenient access throughout the city and to Edinburgh Airport. The area is also particularly well placed for the University of Edinburgh, Edinburgh College of Art and the city's major business and cultural institutions.

Residents benefit from an outstanding range of cultural attractions nearby, including the historic Grassmarket, Edinburgh Castle, the National Museum of Scotland, the Festival Theatre and the renowned venues that host the world-famous Edinburgh Festival and Fringe each summer. The surrounding streets are rich in history and character, contributing to the area's unique appeal.

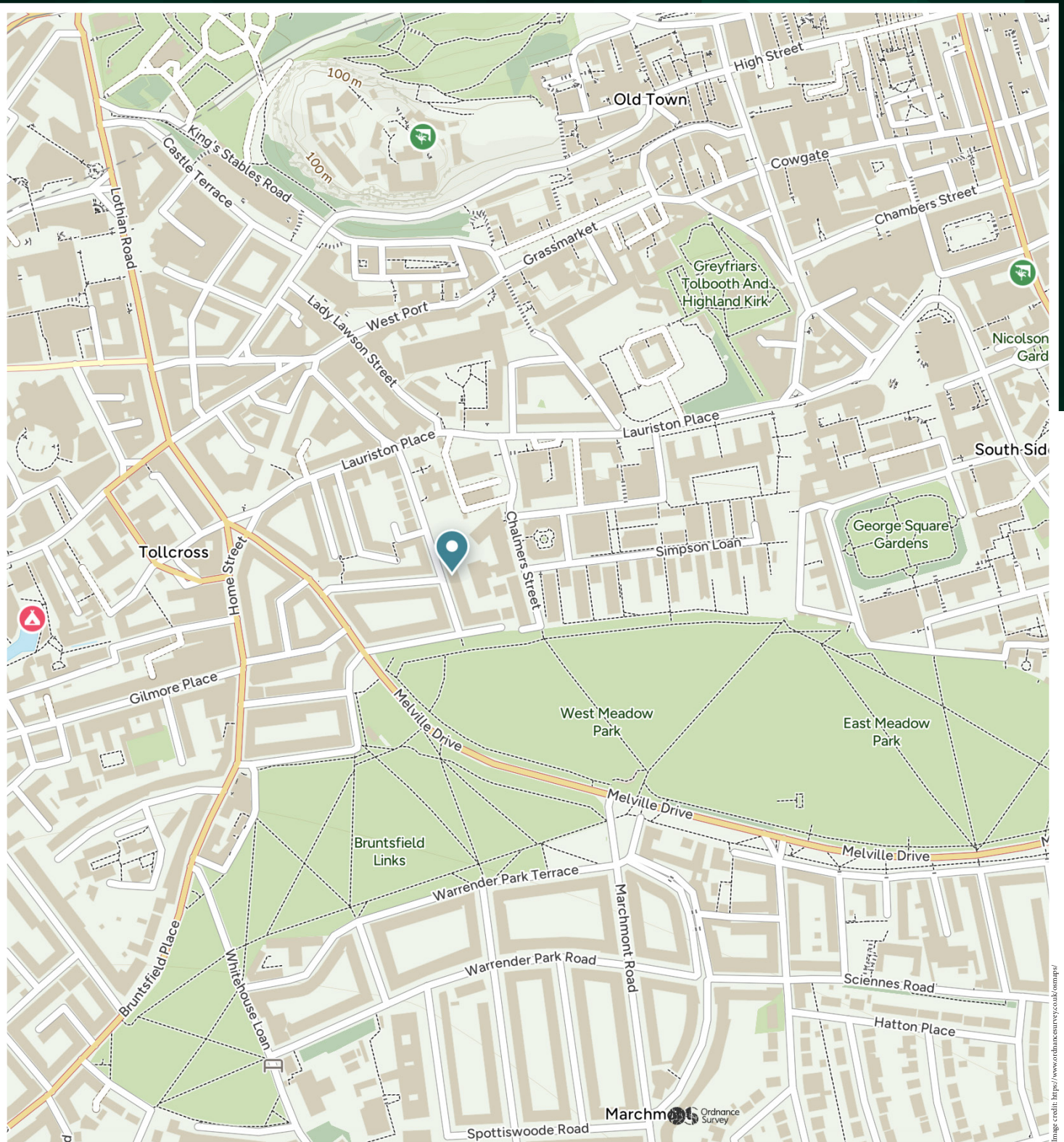
The Location



For recreation, the property is moments from The Meadows, one of Edinburgh's most cherished green spaces, offering extensive open parkland, tree-lined walkways, tennis courts, sports pitches and excellent opportunities for walking, running and cycling. The nearby Bruntsfield Links and Arthur's Seat further enhance the area's outdoor appeal.

Lauriston also offers an excellent selection of retail, dining and leisure amenities. The nearby Quatermile development provides a range of fashionable cafés, restaurants and convenience shopping, while the independent boutiques of Bruntsfield, Tollcross and the city centre's extensive retail offering are all within easy reach. This superb location combines the best of Edinburgh's cultural, educational, recreational and commercial attractions, making it an ideal setting for city living.

The Location



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