

23/4 Lauriston Gardens

LAURISTON, EDINBURGH, EH3 9HH



*Generously Proportioned Two-Bedroom
Flat In Lauriston, Edinburgh*



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THE LIVING ROOM



The flat is generously proportioned and inside, the property comprises:

- Spacious living area which is bright and spacious, with gas fireplace, wooden floors and ornate corning. The living space is flooded with natural light through the large windows.
- Fully equipped kitchen which is well-proportioned and offers ample space for cooking and dining. Fitted with a hob, oven, freestanding white goods and excellent storage.

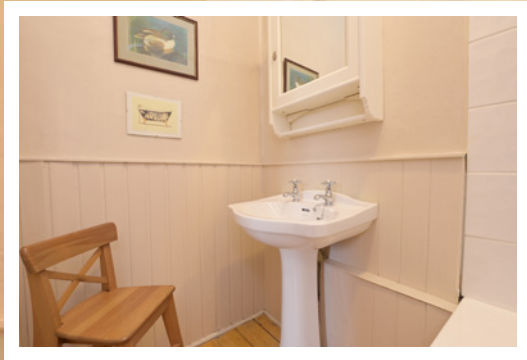
THE KITCHEN





- Two double bedrooms, both of which vary in size however, both are well-proportioned.
- The property has one bathroom with a shower over the bath and a separate WC.

THE BATHROOM



BEDROOM 1



BEDROOM 2

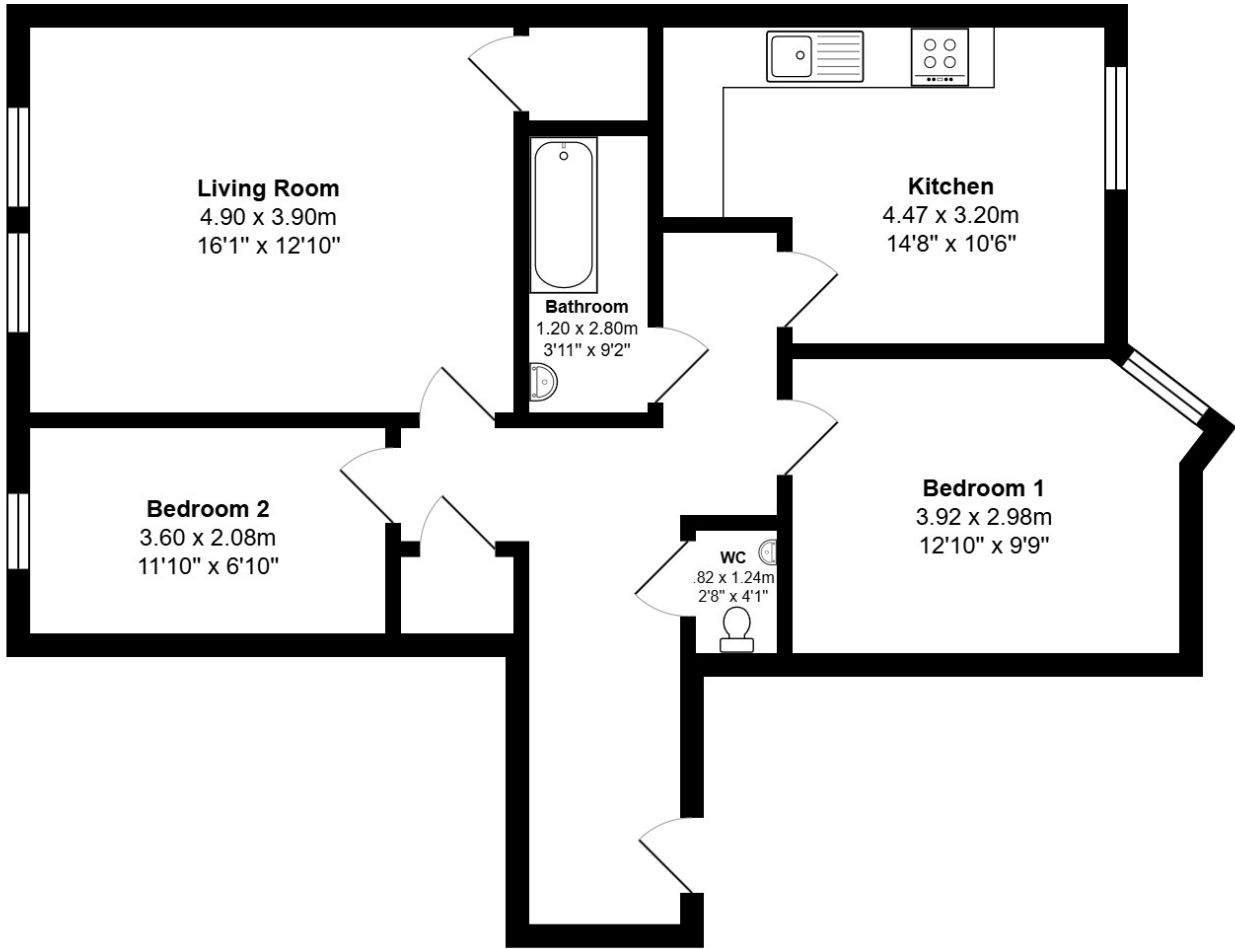


In addition, the property includes a factoring fee as well as on-street permit parking and visitors pay and display parking. The property also has original flooring and shutters, a secure entry system, and gas central heating making for a warm cost effective home year round.

EXTERNALS

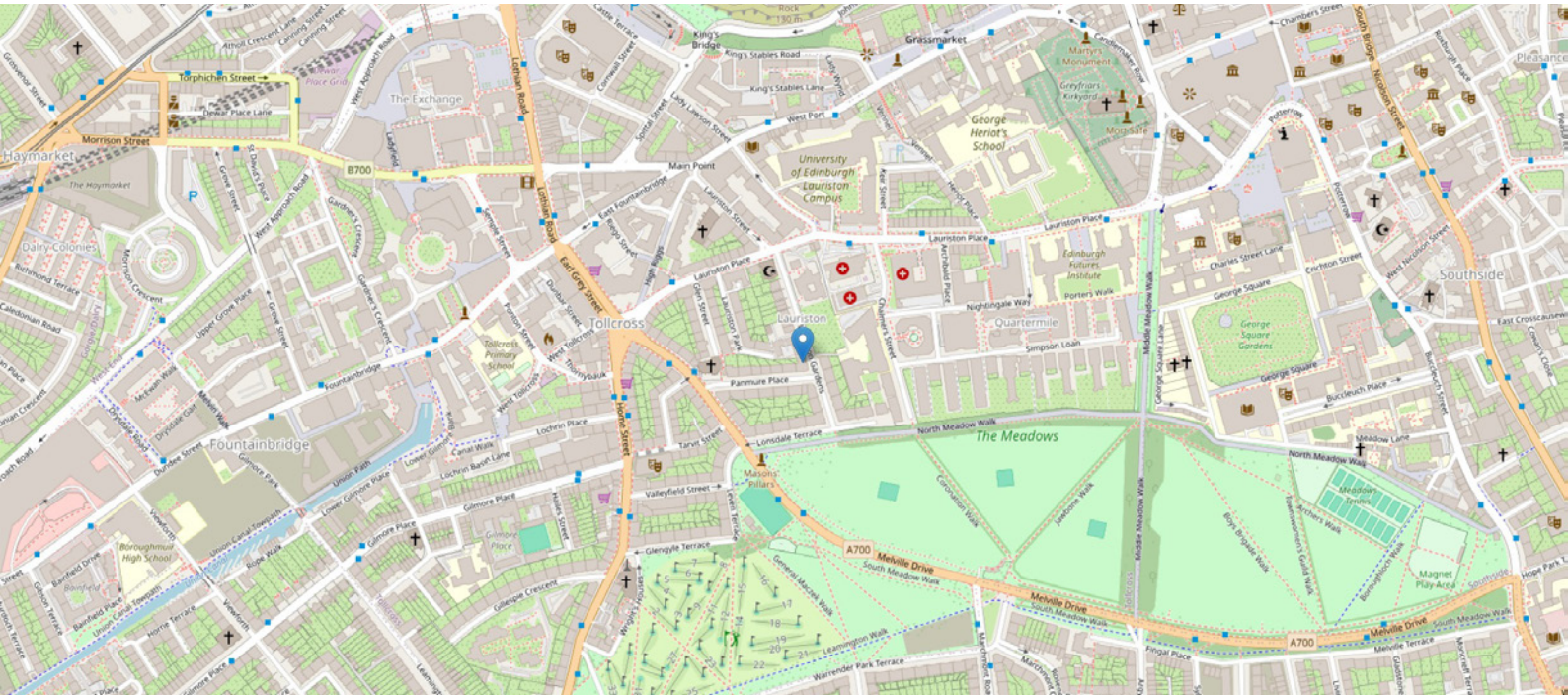


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 73m² | EPC Rating: C



THE LOCATION

Lauriston, located in the heart of Edinburgh, is a vibrant and central area known for its convenient proximity to both the city's historic and commercial hubs. Just a short walk from the city centre, Lauriston offers easy access to the Edinburgh International Conference Centre, the eclectic Grassmarket, and a range of cultural landmarks, including the Usher Hall and the Traverse Theatre.





Families in Lauriston benefit from the area's school catchment, which includes the highly-regarded Tollcross Primary School and James Gillespie's High School. Both schools are known for their academic performance and diverse programs, making the area a popular choice for those seeking excellent educational options close to home.

For outdoor and recreational activities, Lauriston is just a stone's throw from The Meadows, one of Edinburgh's largest green spaces. The Meadows offers expansive lawns, tree-lined paths, tennis courts, and a children's play area, making it ideal for exercise, family outings, or simply enjoying the outdoors. This combination of city-centre convenience, educational facilities, and easy access to green space makes Lauriston a well-rounded and appealing area for residents.

With various cafes, restaurants, and local amenities nearby, including Lothian Road's range of shops and eateries, Lauriston is both practical and inviting, blending urban living with a community-focused atmosphere.



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