




McEwan Fraser Legal
Solicitors & Estate Agents
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29/8 Lauriston Gardens

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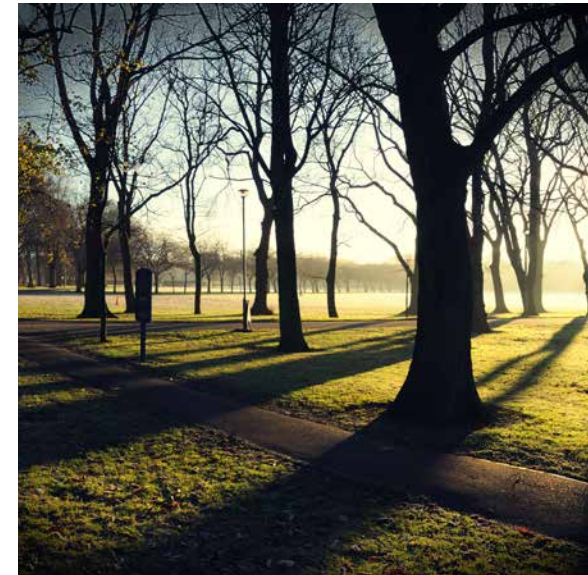
29/8

LAURISTON GARDENS



Lauriston Gardens is neatly situated within a thriving central location of the city centre. A few minutes south on foot will appeal as the Meadows and Bruntsfield links provide wide green open spaces perfect for joggers, cyclists and dog walkers alike. Edinburgh Castle and Princes Street can also be found within a ten-minute walk, whilst a wide variety of local shops and supermarkets in the immediate vicinity provide excellent amenities for everyday living.

Lauriston and the Tollcross area resides within walking distance to Edinburgh's financial district, with both Waverley and Haymarket railway station less than a mile away for further commuting. Excellent bus services link the neighbourhood to the rest of the city and the growing tram service gives easy access to the west of the capital including to the Gyle and Edinburgh Airport. The area offers a great cosmopolitan choice of eating and drinking places and all of the central theatres, cinemas, museums, and gyms are within walking distance. Edinburgh's Universities are easily accessible, as is the Edinburgh College of Art.



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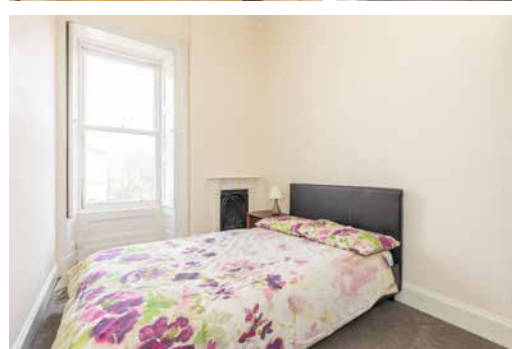


McEwan Fraser Legal present this Impressive top floor flat located in the highly desirable neighbourhood of Lauriston, forming part of a traditional tenement building that dates back to the late 1800s. The property is brought to the market in good condition retaining many original features throughout including high ceilings, cornices, original flooring and working shutters. A number of extras included are a welcome addition to the sale.

Access can be gained via a secure entry phone system into a well-maintained close. Internally the property comprises an entrance hallway with a separate WC, a storage cupboard and access to all the rooms. A spacious lounge boasts a bay window, a feature surround and an Edinburgh press cupboard, a modern kitchen comes with ample wall and base units, integrated appliances and good space for dining and entertaining. Three double bedrooms provide space for free standing furniture arrangements, two of the rooms provide excellent castle views through the large windows, a white suite bathroom completes the rooms with an electric shower, towel radiator and extractor fan.

The property further benefits from Sash and Case windows and a gas central heating system to ensure a cosy living environment all year round. Externally, there is an enclosed communal rear garden with plenty of permit and on-street parking to the front. Early viewing is advisable, this location and property may prove to be popular with a variety of buyers.





PROPERTY SPECIFICATIONS

FLOOR PLAN DIMENSIONS LOCATION



Approximate Dimensions
(Taken from the widest point)

Lounge	6.22m (20'5") x 3.90m (12'10")
Kitchen/Diner	4.36m (14'4") x 3.60m (11'10")
Bedroom 1	4.04m (13'3") x 3.47m (11'5")
Bedroom 2	4.04m (13'3") x 3.14m (10'4")
Bedroom 3	3.09m (10'2") x 2.29m (7'6")
Bathroom	2.31m (7'7") x 2.20m (7'3")
WC	1.36m (4'6") x 1.02m (3'4")

Gross internal floor area (m²): 96m²

EPC Rating: D

All fixtures, fittings, floor coverings and furniture come in a sold as seen package.



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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Part
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