

# 1F2, 31 Bread Street

LAURISTON, EDINBURGH, EH3 9AL



*Spacious Two Bedroom Flat in Central  
Edinburgh Location Of Lauriston*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom first-floor flat which has been well maintained by the current owner.

# THE LIVING ROOM



Inside, the property comprises of:

- The living room is flooded with natural light, benefits from a central mantle piece creating a focal point to the room and offers various possibilities for furniture arrangements.
- Fully equipped kitchen dining room with gas hob, fan oven and a mixture of white goods appliances. The kitchen is generously proportioned and includes ample space for dining furniture.

# THE KITCHEN





- The traditional bathroom is well equipped with a white three-piece suite and has a shower fitted over the bath. The bathroom is neutral and makes the most of the space on offer.
- The property boasts two equally generous double bedrooms on either side of the property and also a box room offering additional storage space.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2

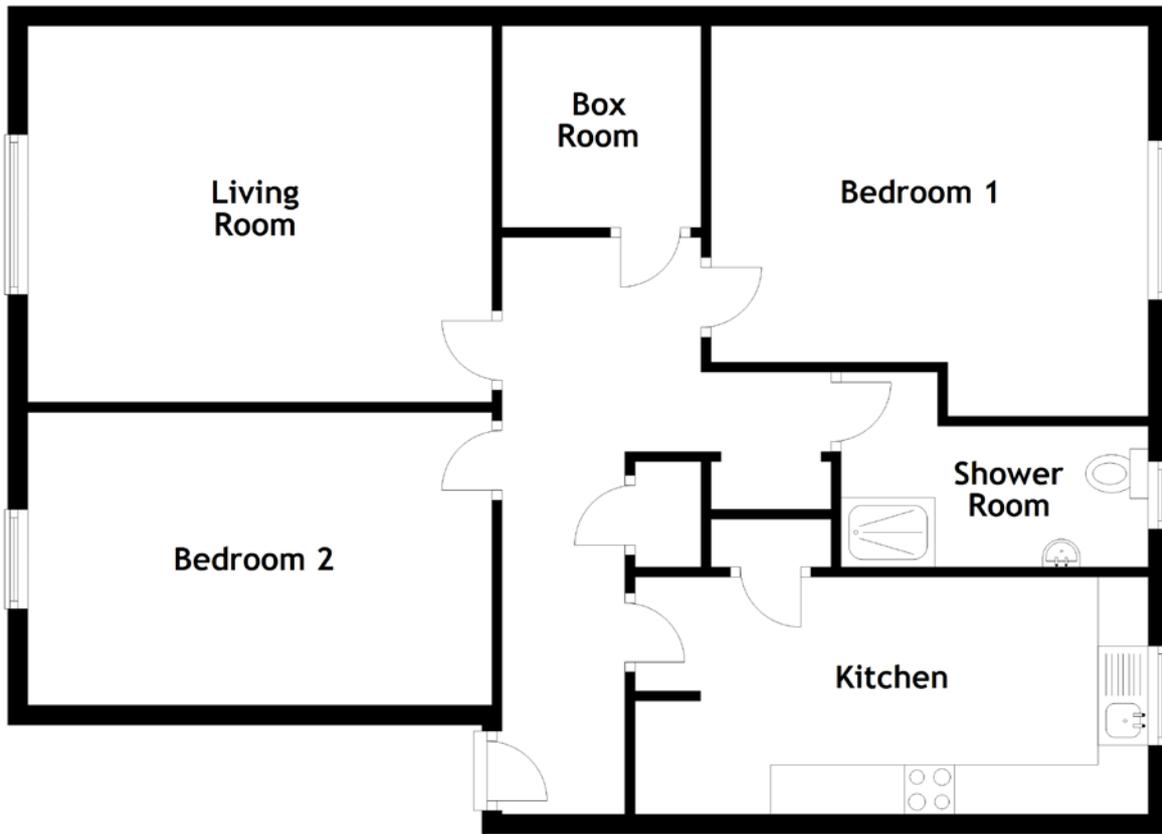


In addition, the property includes gas central heating and double-glazed windows, making for a warm and cost-effective home, year-round. The property would be perfect for young professionals, students or buy-to-let investors and early bird viewing is recommended to avoid disappointment.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Living Room 4.64m (15'3") x 3.79m (12'5")  
 Kitchen 5.13m (16'10") x 2.39m (7'10")  
 Shower Room 3.07m (10'1") x 1.96m (6'5")

Bedroom 1 4.37m (14'4") x 3.93m (12'11")  
 Bedroom 2 4.64m (15'3") x 2.95m (9'8")  
 Box Room 2.03m (6'8") x 1.99m (6'6")

Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup>  
 EPC Rating: C



# THE LOCATION

Centrally located and convenient for access to the financial institutions and offices of the city centre as well as many of the Edinburgh University campuses, Tollcross/Lauriston is also only a short walk from Edinburgh's famous Princes Street, George Street, Old Town and West End.





Locally, there is an abundant and eclectic mix of specialist shops and stores. Supermarkets in the area include Tesco and Sainsbury's and nearby Bruntsfield offers a further selection of quality local shops and an excellent choice of leisure and recreational facilities including cinemas, theatres and many cafes, bars and restaurants.

The open parkland spaces of the Meadows and Bruntsfield Links are both popular with runners, walkers and cyclists and are only minutes away. There is a great choice of local schools in the area including St Thomas of Aquin's High School, George Heriot's, Boroughmuir and James Gillespie's.

Regular bus services operate to the city centre and surrounding areas. Haymarket Railway Station is within walking distance and offers regular train services to Glasgow, Central Scotland and throughout the UK.



  
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