

COULTERS[©]

WELCOME TO:

NIGHTINGALE WAY

5b Nightingale Way, Lauriston, Edinburgh, EH3 9EG



NIGHTINGALE WAY AT A GLANCE:



Desirable
Quartermile Area



One-Bedroom,
Main Door Property



Large Sash & Case
Windows



Ideal City Centre
Location



Neighbouring
The Meadows



University
Campuses Nearby

EXTRAS:

The property is sold as seen with all furnishings including contemporary, high quality Scandinavian furniture forming part of the sale price.



A LITTLE BIT ABOUT THE PROPERTY:

This stylish and contemporary one bedroom, main door apartment is situated in the exclusive Quartermile area of Edinburgh's Old Town. Forming the ground floor of one of the converted Royal Infirmary Hospital buildings, its name a reference to Florence Nightingale, it is immaculately-presented throughout. Its prime location with an array of retail and leisure amenities nearby, as well as quick access to the city centre makes for a cosmopolitan city lifestyle. This enviable property is a unique opportunity not to be missed and would be perfect for a couple, investor, or young professional.

- Main door entrance pathway is lined with neat hedges and shrubs that offer privacy for the bedroom window
- A welcoming entrance foyer with handsome wooden flooring and storage
- A spacious and sunny twin-windowed open plan kitchen/dining/living room bathed in light with South-facing views out to Lister Square and the surrounding amenities
- Contemporary and high spec kitchen featuring stylish handleless grey cabinetry, integrated oven, hob, fridge/freezer and washing machine/dryer
- A comfortable and light double bedroom
- Luxury walk-in shower room completed with hidden cistern WC
- Gas central heating throughout
- Beautifully kept garden shrubs to the rear with a surrounding low wall
- 24/7 concierge service
- Opportunity to purchase a private parking space on the development
- Public car park accessed via Simpson Loan



LOCATION, LOCATION, LOCATION:

The stylish and prestigious Quartermile development is located in Edinburgh's historic Old Town, less than 1 mile south of the city centre and boasts a Pure Gym, Starbucks and a Sainsburys supermarket.

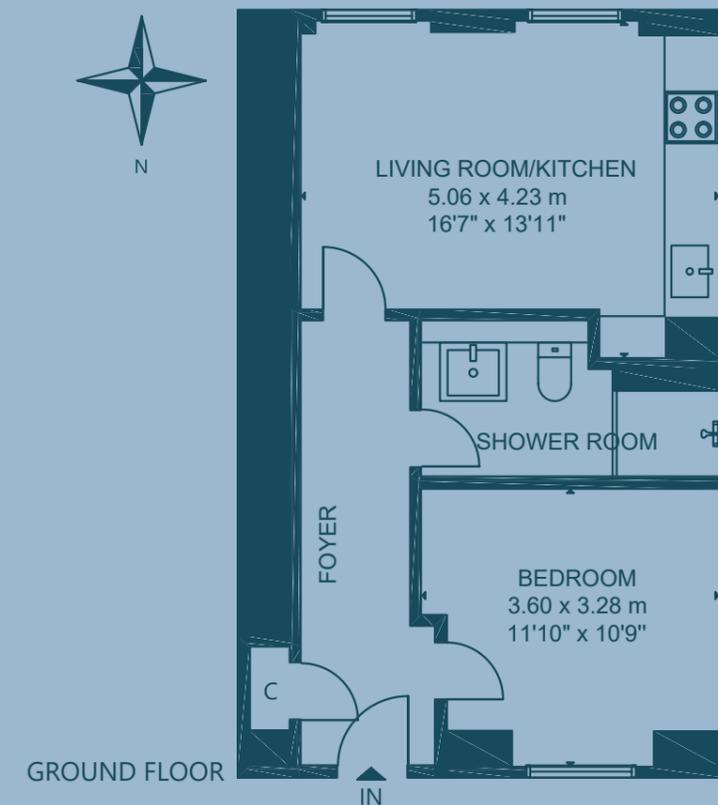
This central location has everything you would need in terms of local amenities including stylish bars and restaurants at the nearby Lister Square, such as the Söderberg Pavillion and Nanyang Malaysian Restaurant. A five-minute stroll to the North-East will take you to Bristo Square, which is surrounded by a number of eateries including the increasingly popular Civerinos Slice.

Still within walking distance you will find the beautiful green expanse of the Meadows, as well as many of the city's cultural destinations including the Filmhouse, Cameo Picturehouse and Usher Hall. It is an ideal location for both students and professionals with the University of Edinburgh just a stone's throw away, and the financial district also close by.

The vibrant suburbs of Bruntsfield and Morningside with their artisan cafes and retailers can be found from a leisurely walk through Bruntsfield Links, a mere fifteen minutes away.



FLOOR PLAN:



5b Nightingale Way, Lauriston, Edinburgh, EH3 9EG

Approx. Gross Internal Area

505 Sq Ft - 47 Sq M

For identification only. Not to scale.

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