



9-1 Lauderdale Street
Marchmont, Edinburgh, EH9 1DF

CALL US ON 0131 447 4747

9-1 Lauderdale Street, Marchmont, Edinburgh, EH9 1DF

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage.
- Attractive bay windowed living room with feature fireplace.
- Boxroom/study.
- Dining room with larder storage cupboard & feature fireplace.
- Modern kitchen.
- Two good sized double bedrooms one with fitted wardrobes.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Many original features.
- Communal garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A well presented first floor flat, part of a sought-after street in the prestigious Marchmont district of the City. The property is perfectly positioned for access to Edinburgh City Centre which is within walking distance in addition to a wide range of local amenities. The property could be suitable for a range of buyers, in particular a professional person or couple.

COUNCIL TAX BAND - E.
TRAIN STATION - APPROXIMATELY 1.5 MILES TO HAYMARKET TRAIN STATION.
AIRPORT - APPROXIMATELY 9 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 100 METRES.

LOCATION

Just over a mile south of the city centre, Marchmont is renowned as a vibrant and sought-after suburb with a wealth of desirable period properties and green spaces – all within walking distance of the historic Old Town and the buzzing university quarter. Marchmont, along with bustling Bruntsfield and Morningside, has a rich array of local amenities right on its doorstep. The thriving café culture is fuelled by various independent cafés, coffee houses, artisan bakeries, and bistros, which are nestled among diverse independent shops, galleries, and boutiques. The neighbourhood also hosts a Tesco Metro, a Waitrose, and an M&S Simply Food store. For sport and leisure activities, Marchmont is spoiled for choice with various gyms and studios, while The Meadows boasts facilities for various sport and fitness activities. One of the capital's most cherished public parks, The Meadows also provides a green walking and cycling route to the city centre, the University of Edinburgh, and the Old Town. Marchmont is within the catchment area for highly regarded James Gillespie's Primary School and James Gillespie's High School and is convenient for a choice of independent schools from nursery to senior level. While Marchmont is ideal for exploring the city on foot or by bike, the area is also served by excellent public transport links and easy access to Edinburgh City Bypass, the motorway network, and the Queensferry Crossing.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, AND FREESTANDING AUTOMATIC WASHING MACHINE. THE FREESTANDING WARDROBES IN BEDROOM TWO WILL ALSO BE INCLUDED WHILE THE PIANO MAY BE AVAILABLE THROUGH NEGOTIATION.



Lauderdale Street, EH9 1DF



Approx. Gross Internal Area

1104 Sq Ft - 102.56 Sq M

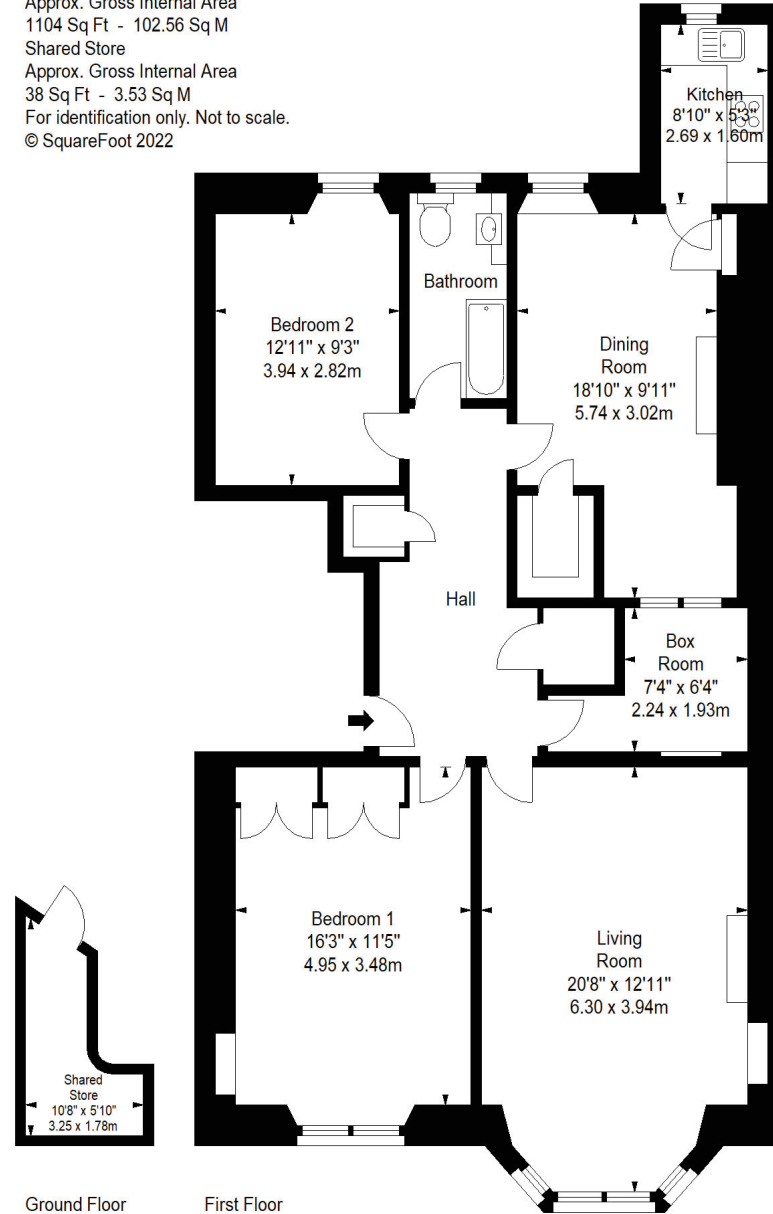
Shared Store

Approx. Gross Internal Area

38 Sq Ft - 3.53 Sq M

For identification only. Not to scale.

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**ENERGY PERFORMANCE
CERTIFICATE RATING E**

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.