

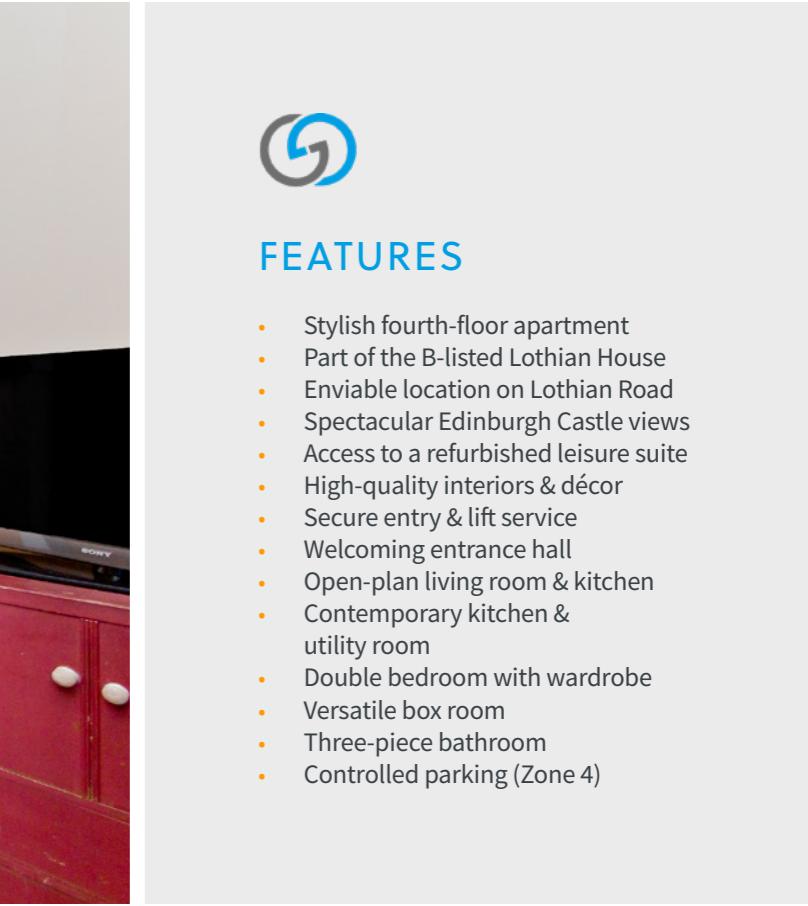
STYLISH FOURTH-FLOOR APARTMENT

A stylish, one-bedroom (plus box room), fourth-floor apartment that forms part of the B-listed Lothian House (1935). Enviable located on Lothian Road, the city home boasts high-quality interiors, including open-plan living, spectacular castle views, and access to Lothian House's refurbished leisure suite.

The property is reached via a secure shared entrance, a foyer, and a lift service. The front door opens with a warm welcome into a hall, which sets high standards. The open-plan living room and kitchen is ahead. Here, light décor is paired with an easy-to-maintain floor creating a modern aesthetic that is easy to style. A feature mantelpiece frames the room, providing a focal point for lounge furniture, and a large window brings an abundance of natural light into the space, offering one of the finest views of Edinburgh Castle. The kitchen itself is neatly arranged along the back wall, fitted with contemporary cabinets and downlit worksurfaces, streamlined by integrated appliances. It has an attractive design that complements the colour scheme; plus, it is supplemented by a utility room. Meanwhile, the double bedroom echoes the style of the living area and shares the same aspect too. It is well-proportioned and equipped with generous wardrobe storage. Furthermore, there is a box room, which could be used as an office. The home is completed by a three-piece bathroom, comprised of a washbasin, a toilet, and a double-ended bath with an overhead rainfall shower.

In addition, residents have access to a fully-refurbished leisure suite within Lothian House, offering a swimming pool, gym, sauna, and a games room. Controlled permit parking is also available in the vicinity (Zone 4).

Extras: integrated kitchen appliances, and a washer dryer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

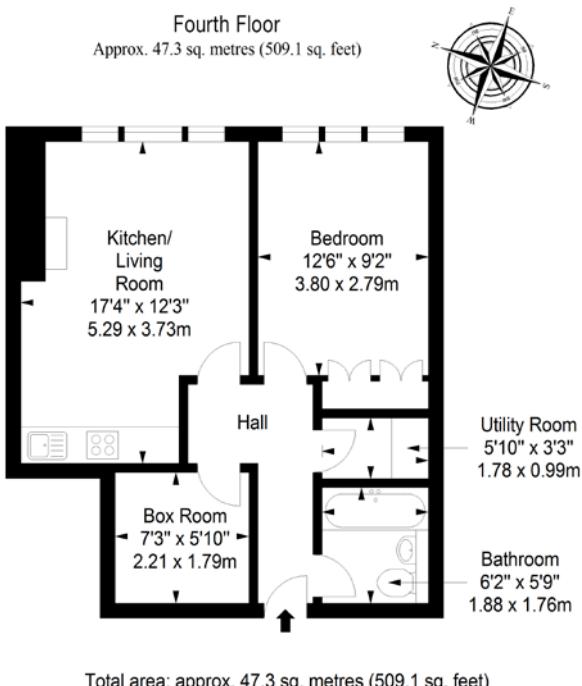
- Stylish fourth-floor apartment
- Part of the B-listed Lothian House
- Enviable location on Lothian Road
- Spectacular Edinburgh Castle views
- Access to a refurbished leisure suite
- High-quality interiors & décor
- Security & lift service
- Welcoming entrance hall
- Open-plan living room & kitchen
- Contemporary kitchen & utility room
- Double bedroom with wardrobe
- Versatile box room
- Three-piece bathroom
- Controlled parking (Zone 4)

EPC RATING: **D**

COUNCIL TAX BAND: **C**

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



FOUNTAINBRIDGE

Less than a mile west of Princes Street, and within easy walking distance of the desirable West End and the New Town, as well as the bustling business and finance quarter of Tollcross and Lothian Road, Fountainbridge has undergone significant regeneration and redevelopment since 2011 to become one of the most fashionable residential districts in the capital. Fountainbridge has a proud industrial heritage ranging from rubber manufacturing to brewing, much of which has been sympathetically retained in its traditional tenements and luxury loft-style apartment complexes. Residents of Fountainbridge are spoiled for choice when it comes to leisure and nightlife, with fantastic bars, restaurants, clubs and theatres right on their doorstep. These are supplemented with a multi-screen cinema, a bowling alley and a gym at Fountain Park. Fountainbridge is within the catchment area for excellent public schools and is also well-placed for a choice of independent childcare and schooling options. The area is also popular with students owing to its proximity to the University of Edinburgh, Heriot-Watt University and Edinburgh Napier University. While Fountainbridge provides the perfect base for navigating the city on foot or by bike, the area is also served by fantastic public transport including an extensive bus and tram network, the nearest tram stops being at Shandwick Place and Haymarket station, which also offers fantastic national rail links.



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop



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