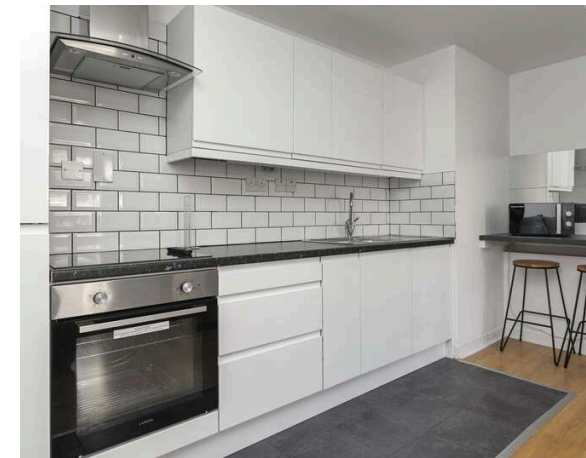




Flat 19, 124 Lothian House, Lothian Road, Edinburgh, EH3 9BG www.mcdougallmcqueen.co.uk



McDougall McQueen present to the market this one bedroom apartment forming part of the monumental Lothian House designed by Stewart Kaye, a five-storey, B-listed art deco development (1935) ideally located on Lothian Road, which provides a highly desirable location within Edinburgh city centre's financial district. Residents of Lothian House benefit from full access to the newly refurbished swimming pool, and brand new gym, steam room, sauna, games room and relaxation lounge. Presented to the market in good order throughout we would recommend an early viewing.

- Reception hallway with useful storage facilities.
- Open plan living/dining and kitchen.
- Fully equipped kitchen with a range of wall and base units along with a breakfast bar and integrated appliances.
- Double bedroom.
- Shower room comprising WC, wash hand basin,

- shower cubicle, ladder radiator.
- Double glazing.
- Electric heating.
- Grand secure shared entrance, foyer, stairwell and lift access.
- Private members leisure suite with swimming pool, gym & sauna.



Location

Less than half 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 spoilt for choice when it comes to leisure and nightlife, with fantastic bars, restaurants, clubs and theatres right on their doorstep. 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 stop being at Haymarket station, which also offers fantastic national rail links.

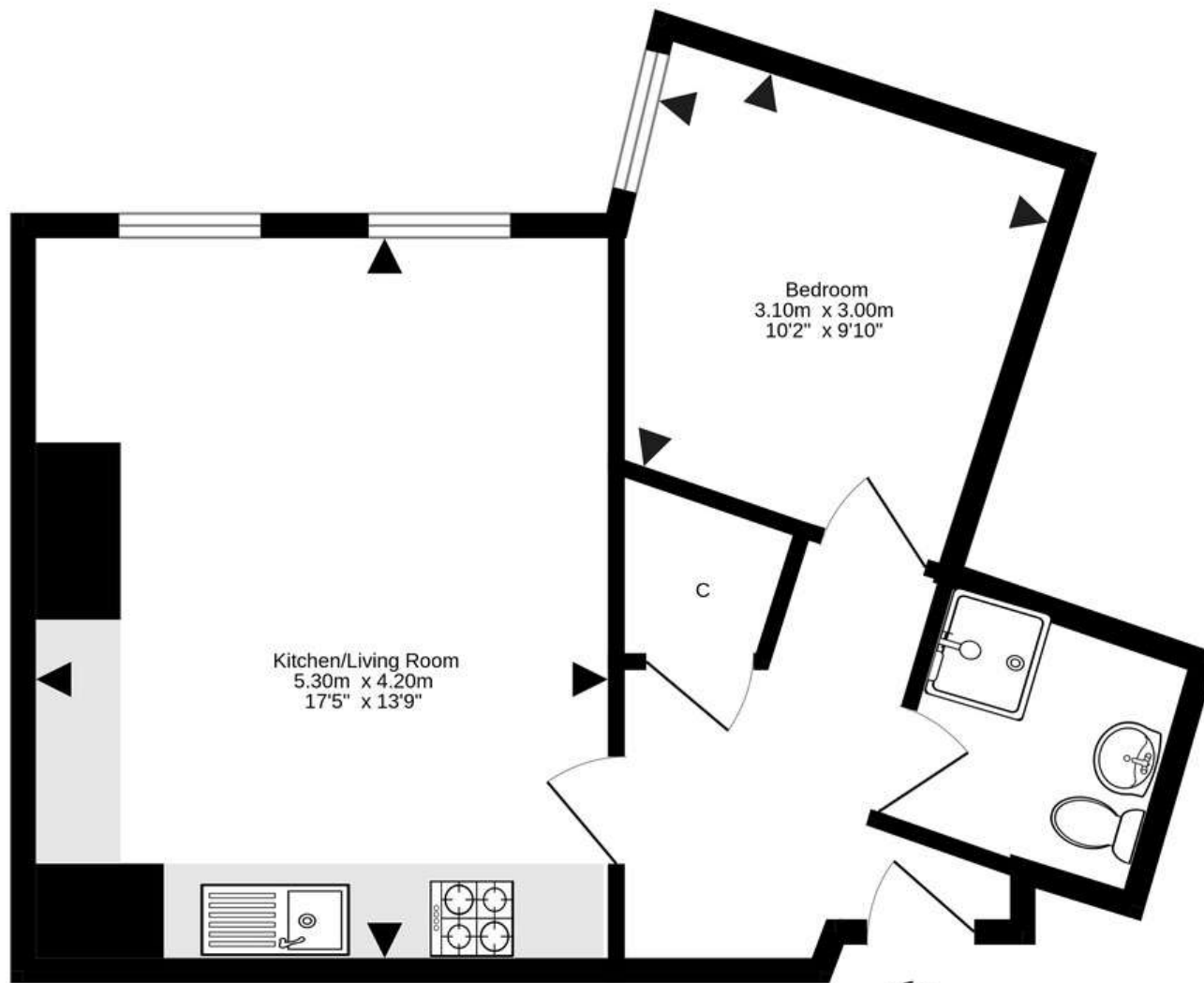
Extras

Included in the sale are the integrated kitchen appliances and fixtures & fittings.

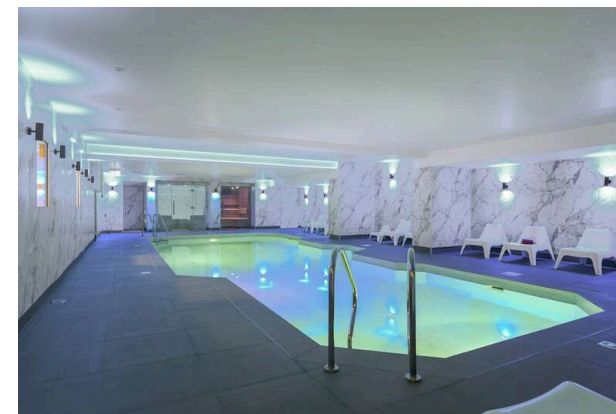
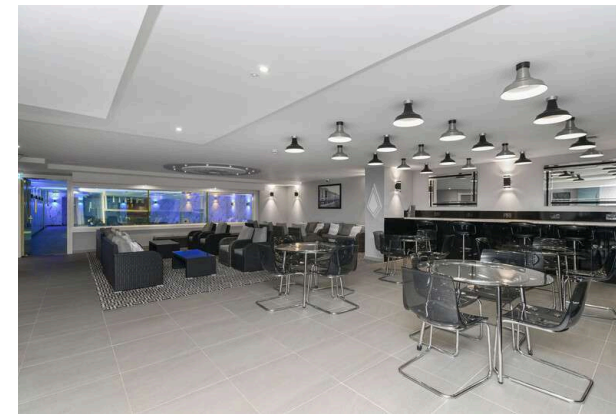
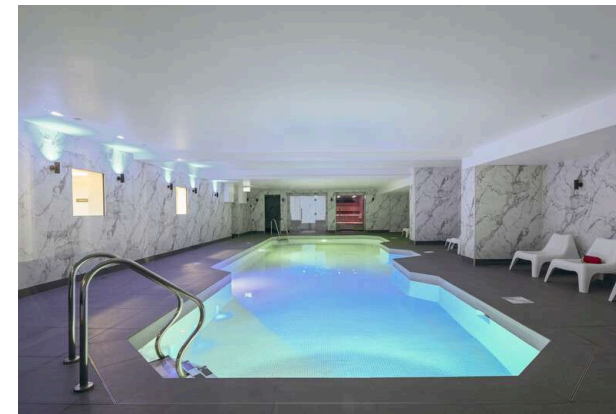
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

