

# 10 1F3 Lochrin Buildings, Gilmore Place Lauriston, Edinburgh, EH3 9NB

OFFERS OVER £240,000



drummondmiller





- First floor flat within traditional stone-built Victorian tenement
- Charming bay-windowed sitting room/main bedroom with period fireplace
- Living room, small kitchenette and handy box room (with scope)
- 2nd bedroom and bright bathroom/shower
- Electric central heating (wet system) and mutual ground to rear
- Ideal City Centre base or letting opportunity
- Close to Princes Street, The Meadows and Bruntsfield Links
- EPC E

### Description

Yards away from the King's Theatre, this large first floor flat will suit purchasers of all age groups prepared to undertake upgrading seeking a central home or letting opportunity. The property forms part of a distinctive stone tenement (1897) and retains several period features including cornicing, sanded floors, original roll-top bath and classic sash and casement windows. The flexible layout (76 sqm) offers potential for re-design (subject to necessary consents) and the mortgage valuation of £250,000 already reflects its current condition. It has a classic sitting room/master bedroom which faces south and a living room to the rear which gives access to a small fitted kitchenette. There is also a flexible box room/study with borrowed light plus a 2nd bedroom and bright bathroom/shower. The building benefits from a secure entry system.





### Central Heating

Electric central heating is installed which is a fairly modern wet system with panel radiators.

### Grounds and Parking

The building has an elevated drying area of communal ownership and the general area offers both zoned parking for residents and payment meters.

### Location

Part of Gilmore Place, Lochrin Buildings is a tall Victorian tenement in this most central location which has evolved as the new financial district of Edinburgh. It offers many impressive commercial properties, modern hotels and has a tangible vibrancy having several metro-style stores, numerous restaurants, take-away facilities, wine bars and coffee shops. It also is right beside cinemas, theatres and the attractive Edinburgh Quay/Canal Basin. It is within the Conara Conservation Area (Marchmont, Meadows and Bruntsfield).

### Valuation

The property has been valued at £250,000 and the Home Report is available via the ESPC web site.

### Council Tax and Energy Performance Certificate

The property lies in Council Tax band C and has a E rated EPC.

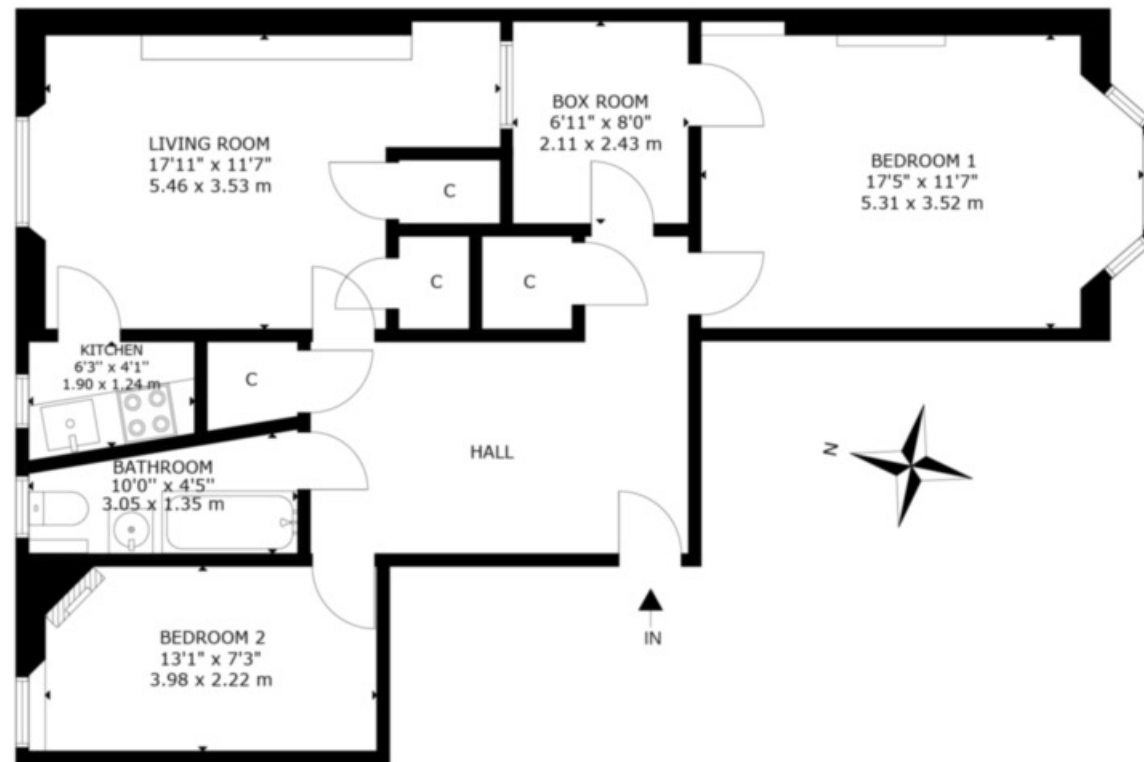
### Extras

The built-in kitchen appliances are included in the price.

### Viewing

Telephone Agents 0131 229 3399 or (07595 820611 out with office hours).





FIRST FLOOR

10 1F3 LOCHRIN BUILDINGS EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 816 SQ FT / 76 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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