

Lothian House (Flat 57), 124 Lothian Road Tollcross, Edinburgh, EH3 9DD

OFFERS OVER £195,000



drummondmiller



- Centrally located west-facing third floor flat
- Secure third floor position accessible by lifts and staircase
- Generously proportioned sitting room and separate kitchen
- Large double bedroom and bathroom/shower
- Electric central heating and double glazing
- Indoor swimming pool, gym equipment and CCTV
- Vibrant location close to Haymarket and EICC
- EPC D

Description

This extremely sunny third floor flat forms part of a unique 1930's Art Deco building boasting an attractive indoor heated swimming pool and leisure suite. Influenced by London's famous Kodak Building, Lothian House was converted into flats in 1983 and is now Listed (Category B). It has proved very popular with purchasers of all age groups seeking city centre living, pied a terre, holiday flat or letting opportunity. The property itself (51sqm) is freshly painted in white throughout and quietly positioned to the rear enjoying a west-facing aspect. There is a large sitting room, large double bedroom, separate fitted kitchen and bathroom. The double bedroom is also larger than average and bathroom. Extra-large windows with secondary glazing in the living room and bedroom ensure maximum brightness. Improvements to the stonework on the front façade of the building are taking place at no cost to the buyer.





Central Heating

Electric central heating is installed.

Amenities and Management

The complex also provides a leisure Suite including swimming pool, sauna, café area, table tennis and pool area. There is a modern entry system, CCTV and laundry room for its residents. It is privately managed through the Proprietors Association with average quarterly costs of approximately £350 which includes buildings insurance.

Location

Lothian House occupies a commanding corner position at the junction of Morrison Street. It is bustling city centre location in the very heart of Edinburgh's new financial district close to Princes Street, the atmospheric Old Town and vibrant West End. It is also right beside the rejuvenated canal basin, Edinburgh College of Art and conference centre. Numerous shops, theatres, cinemas, coffee shops and restaurants abound whilst Haymarket Rail Station, Fountain park Leisure Complex are only a five-minute walk away.

Mortgage Valuation

The property is valued at £225,000 and the Home Report is available from the ESPC web site.

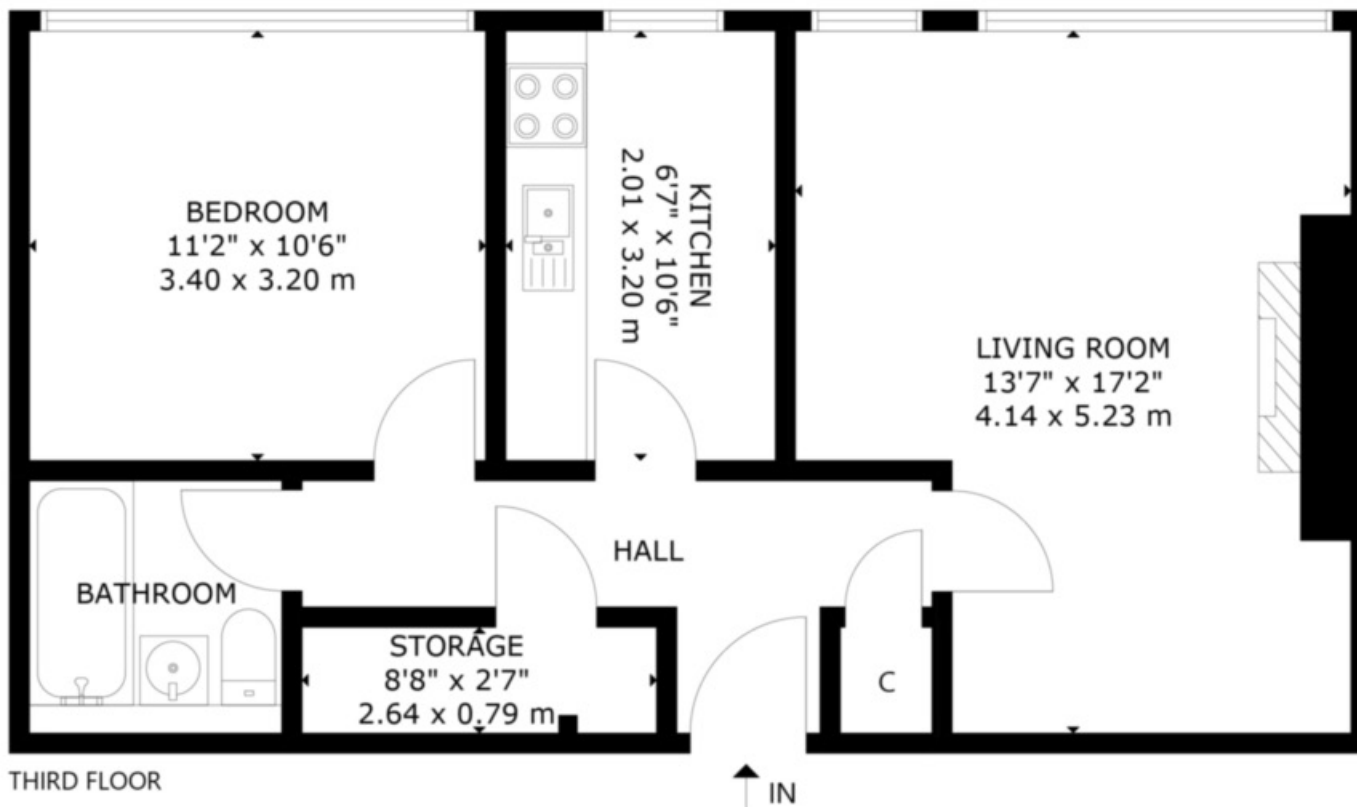
Council Tax and EPC

The flat is in Council Tax band C and has a D rated Energy Performance Certificate.

Viewing

To view telephone Agent 0131 229 3399 (07595820611 out with office hours).





FLAT 57 LOTHIAN HOUSE, EDINBURGH EH3 9DD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 560 SQ FT / 52 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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