










Offers Over  
**£220,000**

## 127/5 Lauriston Place

Lauriston | Edinburgh | EH3 9JN

A fantastic opportunity has arisen to purchase this spacious third/top floor duplex flat forming part of a traditional tenement within the heart of the high amenity area of Lauriston. An ideal purchase for professionals or investors and early viewing is recommended.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - C



## Description

The accommodation in brief comprises; secure entry system, welcoming hallway with storage facility, light and airy reception room with access to balcony, stylish fitted kitchen with ample space for a dining table and chairs, two well proportioned double bedrooms with fitted wardrobes, and bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Gardens & Parking

There is permit and metered parking within the area. A shared garden is located to the rear of the property.

## Viewing

By appointment through Neilsons 0131 625 2222.



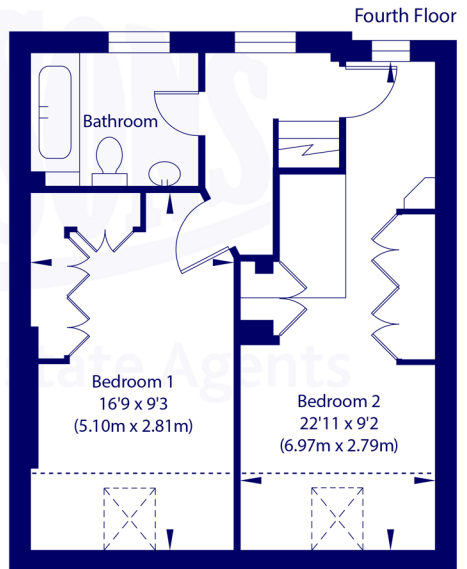
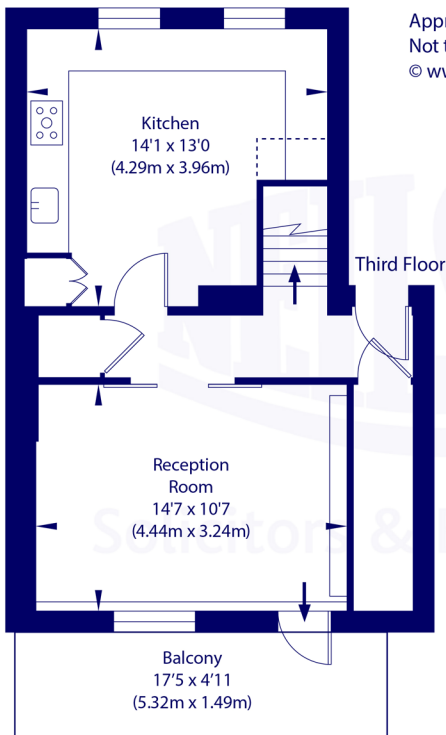


## Location

Lauriston Place is situated in the popular residential area of Lauriston, lying approximately one mile to the South of the City Centre. The property is ideally located to make the most of City Centre living whilst benefitting from being on the edge of the tranquil, wide open spaces of The Meadows and Bruntsfield Links. The immediate locale provides an excellent range of amenities, from a selection of cinemas, theatres and gyms, restaurants, bars, coffee shops, takeaways and convenience stores, to historical places of interest and culture. Catchment schools are Tollcross Primary and James Gillespie's High, with private schooling available at nearby George Heriot's School and George Watson's College. Both Edinburgh and Napier Universities and Edinburgh Art College and Reid School of Music are within close proximity. There is an efficient bus service running throughout the city & surrounding areas, and road links are very accessible out to the city bypass and main motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport, and the Forth Road Bridge/Queensferry Crossing.



Approx. Internal Area 81.2 Sq M / 874 Sq Ft.  
Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
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**South Queensferry**  
37 High Street  
South Queensferry

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72 High Street  
Bonnyrigg

