










Offers Over
£180,000

6/9 Lauriston Street

Tollcross | Edinburgh | EH3 9DJ

A fantastic opportunity has arisen to acquire this traditional third floor one bedroom flat nicely positioned within the heart of the vibrant and popular district of Lauriston. Enjoying access to a roof terrace with stunning views of Edinburgh Castle while being close to a superb range of amenities and transport links, the property will undoubtedly appeal to first-time buyers and buy-to-let investors. Early viewing recommended.

-  1 bed
-  1 public
-  1 bathroom
-  Shared roof terrace
-  Permit/metered parking
-  EPC Band - D
-  Council Tax Band - B



Description

Internally, the property is presented in move-in condition while briefly comprising of; welcoming entrance hallway, bright and airy lounge/diner with room for different configurations and handy storage cupboard, modern fully-fitted kitchen with a range of integrated white goods while being styled with smart grey units and a wooden worktop, sizeable double bedroom with a useful storage cupboard housing the boiler and ample space for freestanding furniture, and a partially-tiled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include a secure door entry system, gas central heating and single glazing throughout.



Extras

Selected fixtures and fittings, including; integrated ceramic hob, oven and extractor hood, freestanding fridge-freezer and washing machine, light fittings and fitted floor coverings.

Gardens and Parking

A real feature of the property is the shared roof terrace which offers stunning picturesque views of Edinburgh Castle. For the car owner, permit/metered parking can be found on Lauriston Street and surrounding streets.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Tollcross forms part of the vibrant Lauriston district of Edinburgh, close to the delightful open space of the Meadows and Bruntsfield Links. Both the University of Edinburgh and Edinburgh College of Art are within walking distance and the city centre is also easily accessible. Excellent public transport provide quick and easy access to many parts of the city and the property is within easy reach of Haymarket Train Station linking the North and South. There is a great selection of cinemas, theatres and other venues on the doorstep with the nearby Edinburgh Quay and the Grassmarket providing a range of cosmopolitan bars, restaurants and bistros. This is a vibrant area, full of character and perfect for those who enjoy the buzz of city living.



Approx. Gross Internal Floor Area 38.4 Sq M / 413 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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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