




COULTERS[©]

18/6 SPITTAL STREET

LAURISTON, LAURISTON, EDINBURGH, EH3 9DX

 3 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Situated in the popular area of Lauriston, within walking distance Edinburgh Castle, this, three bedroom flat enjoys a superb position in the city centre.

Forming part of a traditional stone-built tenement building, the flat is decorated in a neutral colour palate and benefits from gas central heating.

KEY FEATURES



Second floor city centre tenement flat.



Three bedrooms with fitted carpets.



Well-maintained shared rear garden.



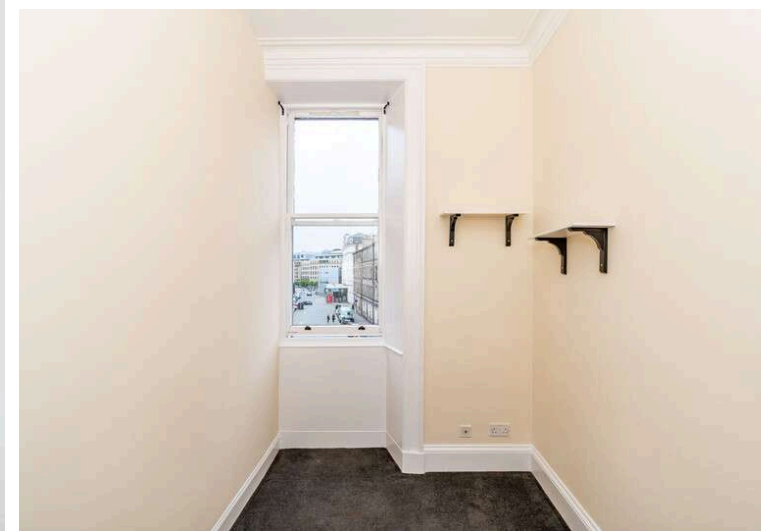
On-street resident's permit holder & metered parking.



Located in the popular area of Lauriston



An array of local amenities within walking distance.



Entered by way of a shared entrance with smart communal hall and stair, the front door opens onto the main hall. The sitting room / kitchen has a south facing aspect with cornices and a cupboard in the corner. Wall and base mounted cabinetry with worktops create the kitchen area and the integrated appliances comprise; gas hob, electric oven, extractor hood, along with a washing machine and fridge/freezer. There are three bedrooms, all with fitted carpets along with a WC and a separate shower. To the rear of the property is an attractive communal garden, mainly laid to lawn, with established shrubs and a patio area. Resident's permit holder and metered parking is available on the street outside.



THE LOCAL AREA

Lauriston is a central district of Edinburgh which borders the beautiful open space of the Meadows. Just a short stroll away is Edinburgh's historic Old Town, whilst further local cultural and recreational venues are located along Lothian Road and within Fountainbridge, home to Fountain Park's entertainment hub and the basin of the scenic Union Canal. Outdoor recreation is well-catered for with tennis courts, running clubs and pitch and putt available on the Meadows and Bruntsfield Links, whilst several gyms and the Victorian baths at Warrender Swim Centre provide superb indoor sports facilities.

This cosmopolitan area is close to an excellent selection of independent shops, supermarkets, cafés, bars and eateries, as well as an arts cinema and theatre. Well-regarded state schooling options and easy access to many of the capital's prestigious independent schools is also on offer. Higher education institutions situated close-by include Edinburgh College of Art and Edinburgh University's main campus. In addition to fantastic bus links, Lauriston is well-placed for straight forward access to the City Bypass and, also, lies within easy reach of Haymarket train station providing services across Scotland and the UK.

EXTRAS

All blinds, light fittings, fitted flooring, freestanding fridge/freezer, washing machine and integrated appliances are included in the sale price.

GET IN TOUCH



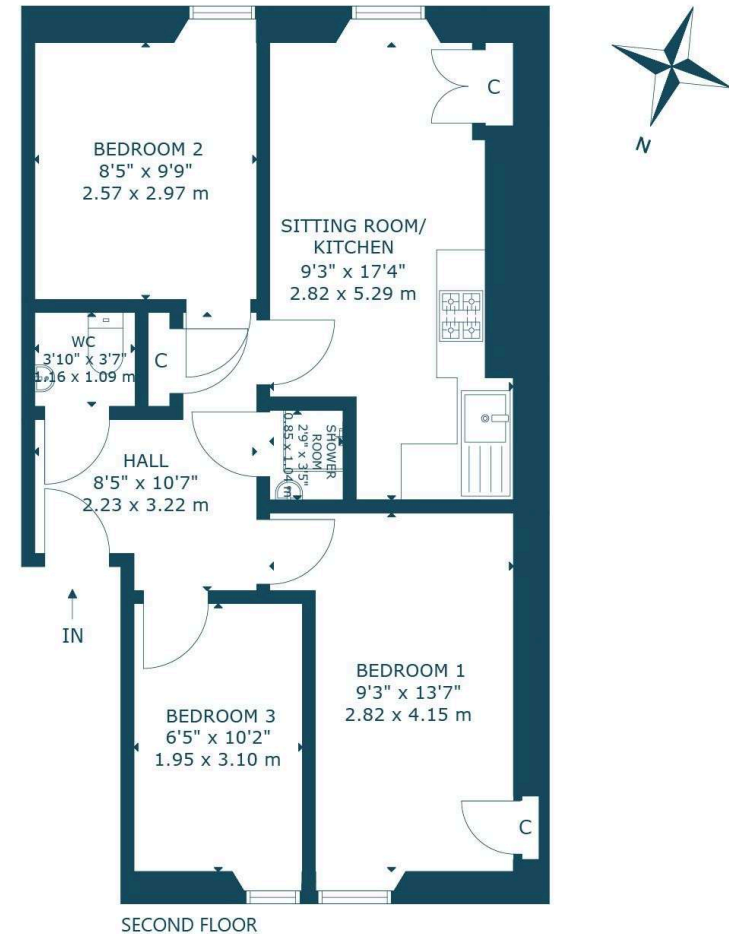
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.