

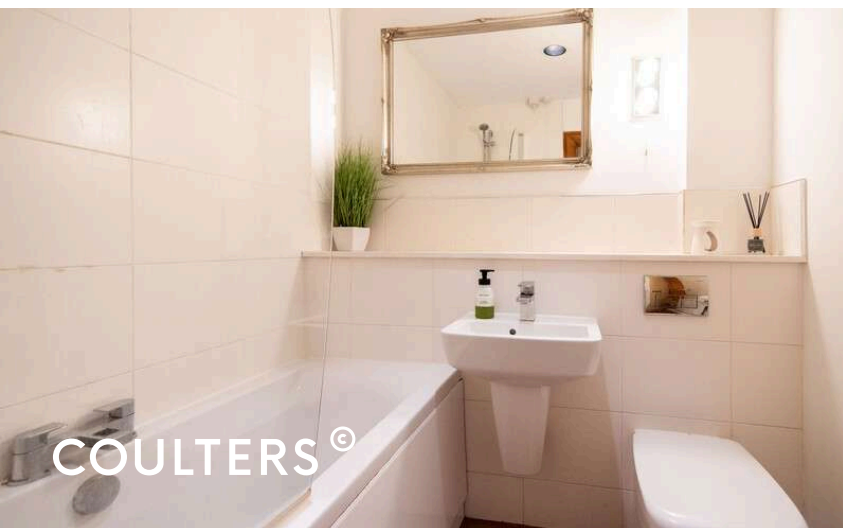
COULTERS<sup>©</sup>

124/56 LOTHIAN ROAD

FOUNTAINBRIDGE, EDINBURGH, EH3 9DD

 1 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

This contemporary one bedroom flat forms part of Lothian House, a unique, B-Listed, Art Deco building which dates back to the 1930's. The development, which was converted into flats in the 1980's, offers residents a host of additional on site amenities which are a rare benefit amongst older Edinburgh flats. Facilities, which have been recently upgraded, include a swimming pool, sauna, steam room, gym, games room, quiet room and laundry room.

The flat itself is situated on the third floor and comprises: a stylish living/ kitchen/dining room with eye-catching 'New York Loft' style feature wall, very spacious double bedroom, bathroom with overhead shower and two good storage cupboards off the hall.

## KEY FEATURES



Third floor apartment in city centre location



Large double bedroom



On site swimming pool, gym & games room



Minutes from Princes Street shops

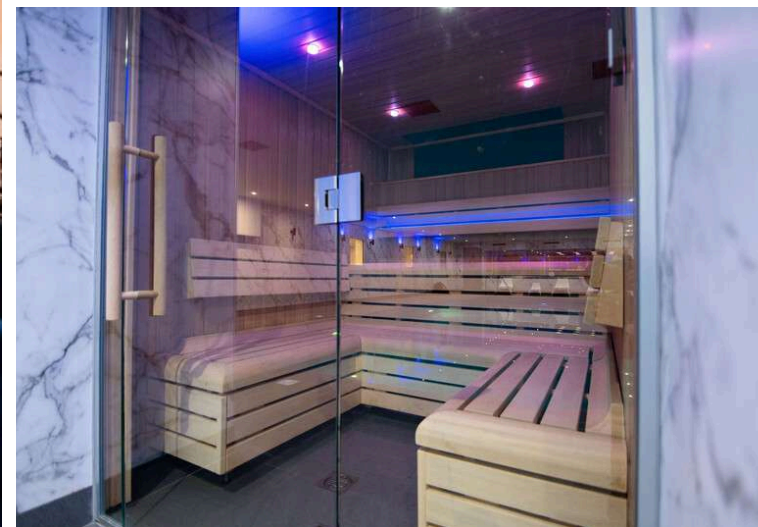


Excellent public transport links



Lift access





The flat benefits from an electric heating system and double glazing. A video entry system and CCTV provide secure entry to the building and there is lift access.

The property is privately managed by LHPA and the annual service charges are approximately £1,920 which includes buildings insurance and maintenance of the facilities.



## THE LOCAL AREA

Lothian House occupies a prime city centre position on Lothian Road, in Edinburgh's financial district. Just a short walk from Prices Street, the property is also well-located for access to the historic Old Town and prestigious West End. The University of Edinburgh, Edinburgh College of Art and Napier University are all within walking distance. An unbeatable selection of coffee shops, bars and restaurants are all on the doorstep along with an Odeon cinema. Nearby Fountain Park leisure complex has a Nuffield Health gym, tenpin bowling and crazy golf amongst other attractions. Fantastic transport links include bus services and the tram, just a short walk away, which offers direct access to Edinburgh airport.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. Other items may be available by separate negotiation.

## GET IN TOUCH



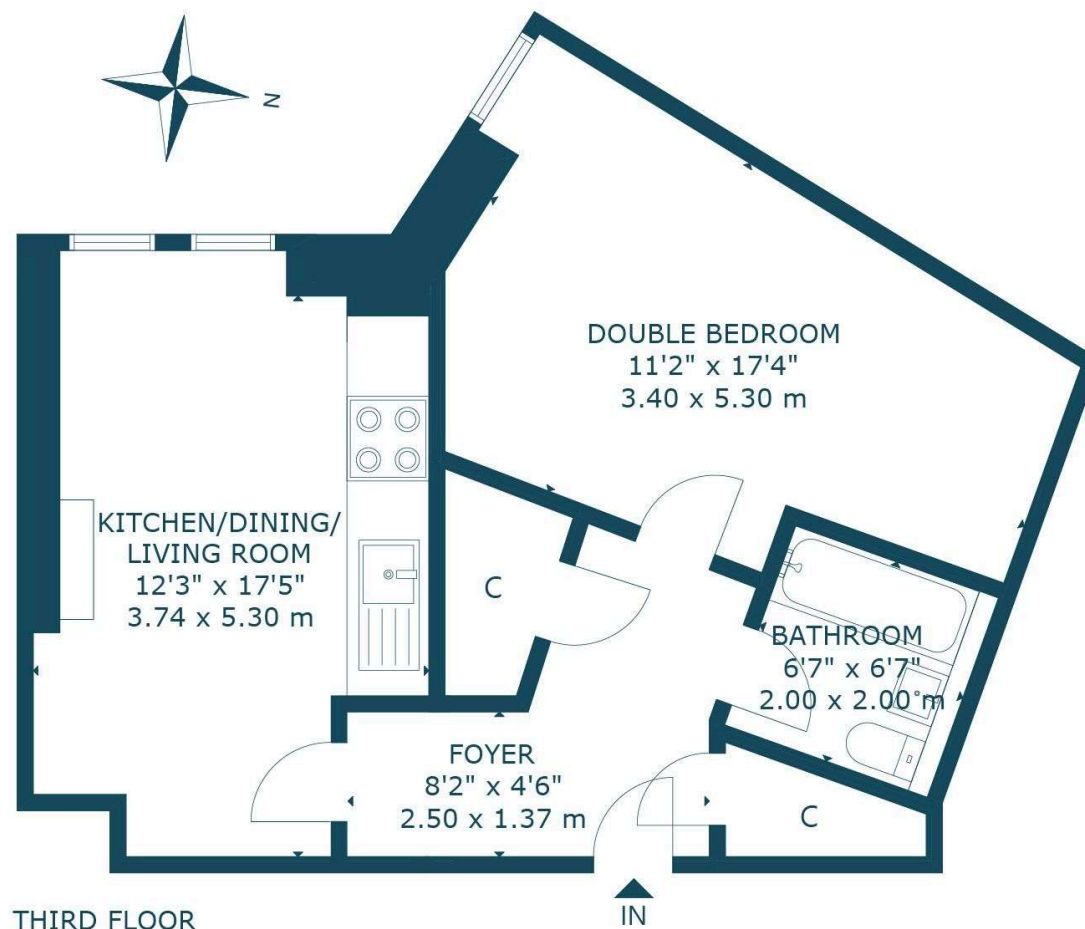
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 590 SQ FT / 55 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.