





Welcome to Lauriston Place, this generously proportioned two bedroom first floor flat offers bright and spacious accommodation, the property forms part of a traditional tenement building conveniently located in the Lauriston area of Edinburgh close to an abundance of local amenities and swift transport links. Edinburgh city centre is a short bus ride away where you will find many attractions. Nearby Bruntsfield Links and the Meadows offer beautiful wide green spaces. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Generously proportioned corner aspect living/dining room flooded with natural daylight.
- Fully fitted kitchen equipped with a range of wall and base units along with integrated appliances and free standing white goods.
- Large double bedroom front facing with built in wardrobe storage.
- Double bedroom with wall to wall built in wardrobe storage.
- Bathroom comprising WC, wash hand basin, bath with shower over, vanity storage and ladder radiator.
- Sash and case windows.
- Gas central heating.
- Shared garden to the rear accessed via the basement.



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.

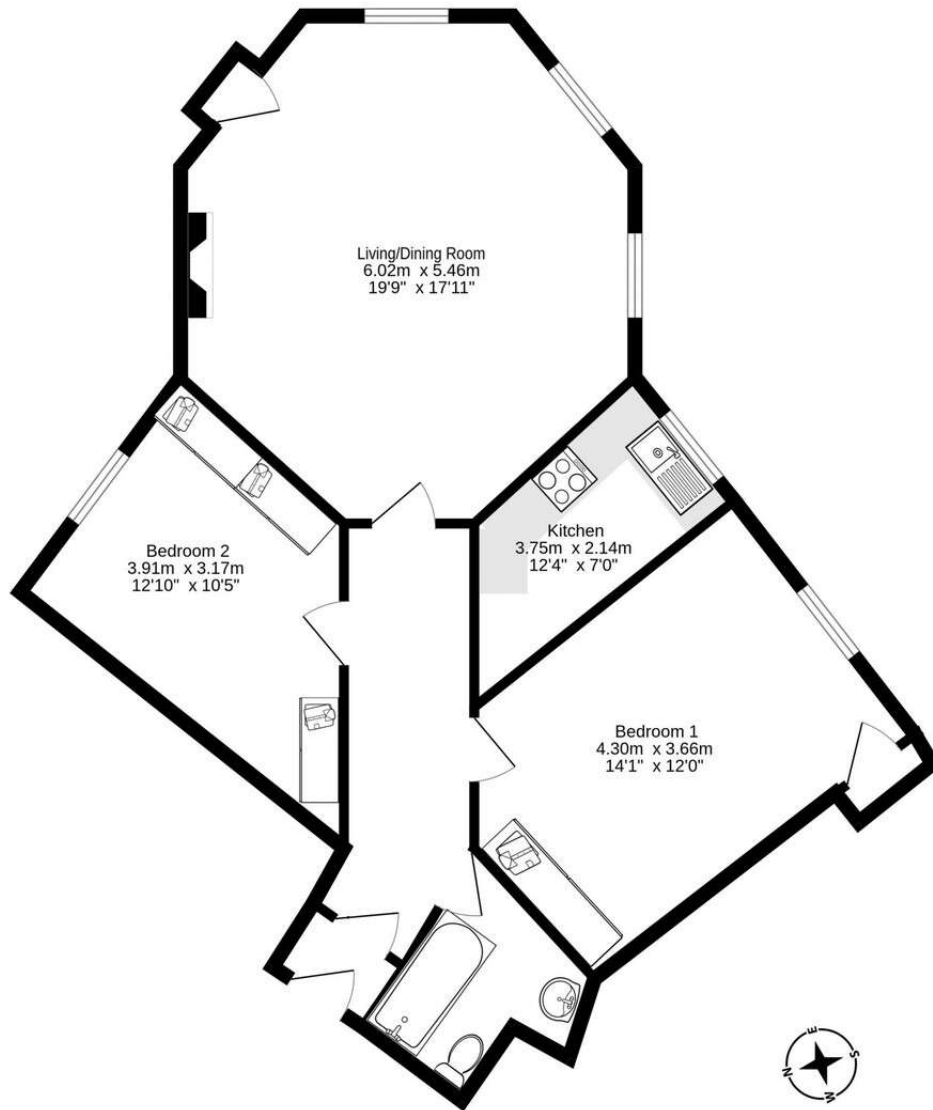
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

