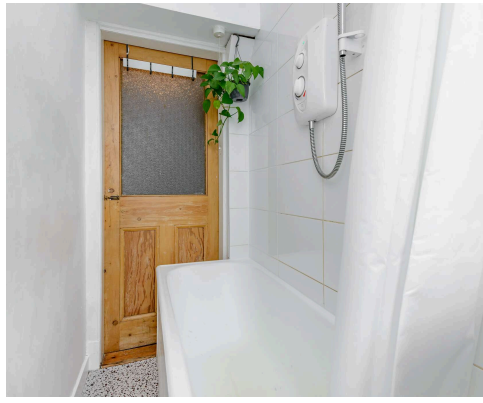


LAURISTON
73/5 BREAD STREET
EH3 9AH



EPC RATING: C

OFFERS OVER £185,000



SUPERB ONE BED PLUS BOXROOM SECOND FLOOR FLAT IN CITY CENTRE LOCATION WITH OUTSTANDING CASTLE VIEWS

Located minutes from Princes Street, with its wide range of retail & leisure facilities, is this amazing property with stunning outlook up to the Castle. The accommodation comprises open plan living/kitchen/dining room, spacious main bedroom with space for working from home, handy boxroom which could be used as an occasional bedroom, study or walk-in wardrobe, a modern bathroom and expansive communal roof terrace - ideal for first time buyers or professionals working in the city centre. Excellent transport links nearby and access to the open spaces of Princes Street Gardens & the Meadows just a few minutes' walk away.

VIEWING

Sun 2-4pm or pls call 0131 4466850

PROPERTY DESCRIPTION

- Hall with shelving and stripped wooden floors & doors
- Open plan living/kitchen/dining room with storage cupboard, good range of light wood units & appliances, utility cupboard & window to the boxroom
- Large principal bedroom with space for working from home
- Boxroom with window through to the kitchen area & fitted wardrobes
- Modern bathroom with bath with electric shower over, sink & wc
- Retaining a wealth of period features including stripped wooden floors, doors & window reveals and timber sash & case windows
- Gas central heating from combi boiler located in the lounge cupboard
- Very large communal roof terrace to rear with views to the Castle
- Residents' permit parking in the street

LOCATION

Lauriston/Tollcross offers a superb location for city centre living, within easy walking distance of Princes Street and the West End. An amazing choice of amenities including shops, cafes, bars, restaurants, a choice of cinemas and the landmark King's Theatre are all available in the neighbourhood, together with gym facilities at nearby Quartermile. Edinburgh & Napier Universities and Edinburgh College of Art are also within easy walking distance, along with the wide green spaces of Princes Street Gardens, the Meadows and Bruntsfield Links. Neighbouring Bruntsfield offers a further range of well-regarded cafes, bars & restaurants along with an excellent selection of independent retail outlets.

A number of regular bus services provide swift & easy access around the city and beyond.

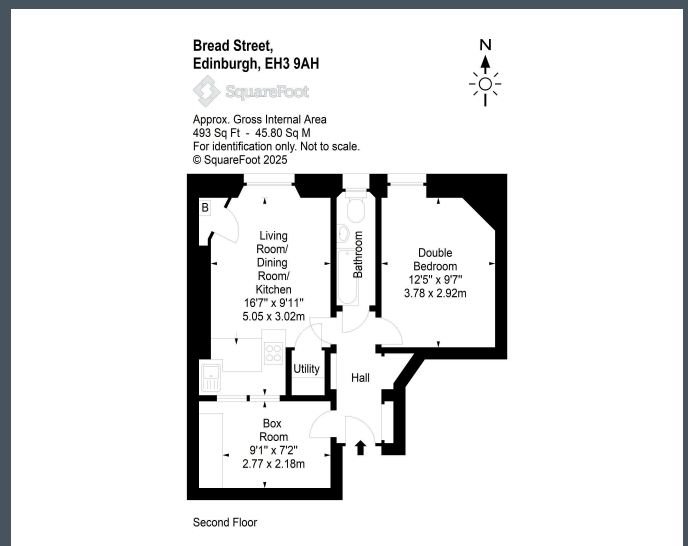
EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, freestanding fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£190,000

Living/kitchen/dining room	16'7 x 9'11 (5.05 x 3.02m)
Bedroom 1	12'5 x 9'7 (3.78 x 2.92m)
Boxroom	9'1 x 7'2 (2.77 x 2.18m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

