



Fountainbridge, Edinburgh

124/59 LOTHIAN ROAD, EDINBURGH EH3 9DD

This well decorated and well-designed one bedroom third floor apartment in the very heart of Edinburgh City Centre boasts high ceilings, a stylish living room, large windows which fill the apartment with natural light and offers residents a host of additional on-site amenities including heated swimming pool, gym, steam room and sauna.

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DESCRIPTION

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 contemporary décor and tasteful accents add a touch of elegance to the property. Key Aspects:

- Smart, Bright Third Floor Flat
- Entrance Hall
- Living/Dining Room
- Bright Modern Kitchen
- Double Bedroom
- Two Large Storage Cupboards
- High Ceilings
- Double-Glazing
- Electric Underfloor Heating
- Lift
- Communal Facilities including Heated Swimming Pool, Steam Room and Sauna, Gym, Pool Room, Function Room and Launderette
- Superb City Centre Location

LOCATION

Situated in the fashionable Edinburgh area of Fountainbridge, Lothian House occupies a prime city centre position on Lothian Road, in Edinburgh's financial district. As well as excellent local services and amenities and an Odeon Cinema Complex on the doorstep, Princess Street which is only a few minutes' walk away and the nearby districts of Bruntsfield and Morningside all offer an unrivalled selection of independent shops cafes, bistros, theatres and a diverse range of authentic pubs and restaurants. Nearby Fountain Park leisure complex has a Nuffield Health gym,

tenpin bowling and crazy golf amongst other attractions. The property is also well-located for access to the historic Old Town, looked over by Edinburgh Castle and the prestigious West End. The University of Edinburgh, Edinburgh College of Art and Napier University are all within walking distance as are the vast open green spaces of the Meadows and waterside strolls along the eastern end of the Union Canal, which has been tastefully renovated over recent years, providing a calming escape from city life. It is no surprise that the location is popular with those who like living in the city but want easy access to open green spaces. The area is served by fantastic transport links including regular buses running along Lothian Road providing good links to most of the city, Edinburgh Trams stopping on Princes Street and Shandwick Place (providing direct access to Edinburgh International Airport) and Scotrail services which can be found nearby at Haymarket Station.

The property is factored. Factor fees are understood to be approximately £160.00 per month. The fee covers repairs, maintenance of the building and its amenities as well as buildings insurance.

EXTRAS

Blinds, curtains, floor coverings, integrated oven and hob and fridge freezer are included in the sale.

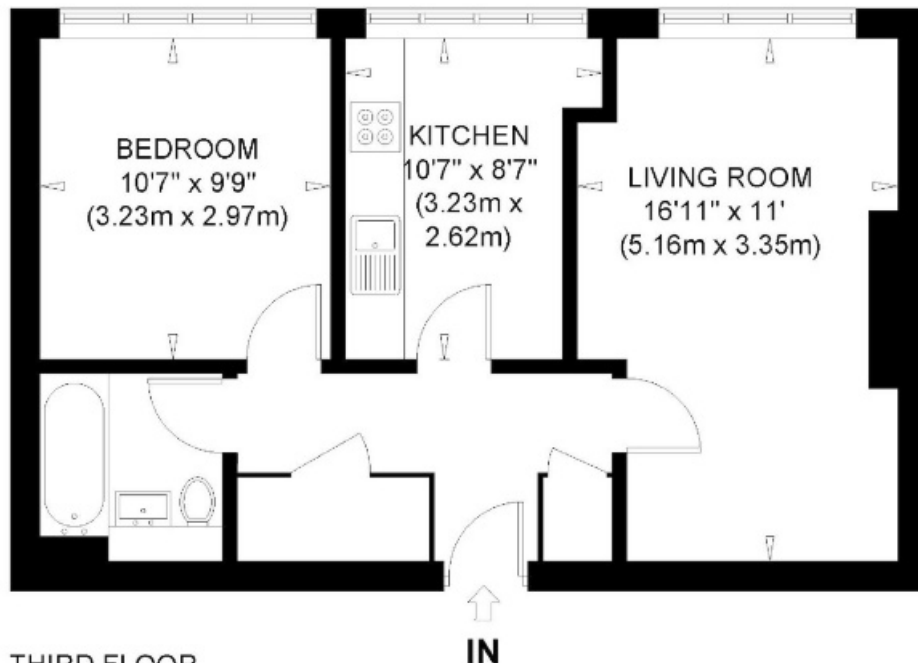
COUNCIL TAX BAND

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VIEWINGS

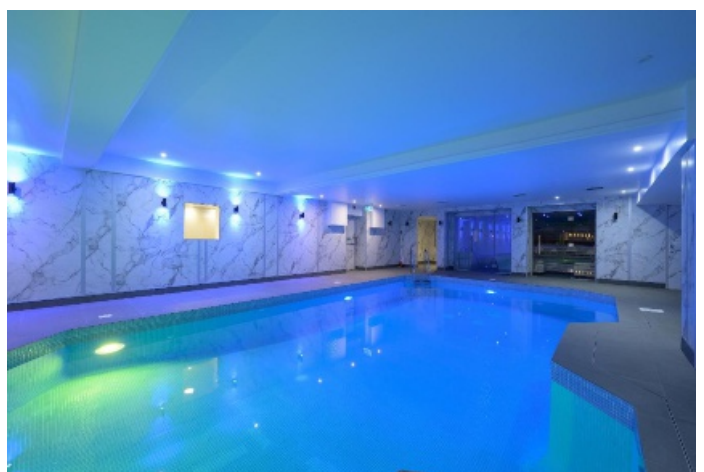
By Appointment with Agents. Tel: 0131 467 7550





THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 46.1 SQ M / 496 SQ FT

LOTHIAN HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 46.1 SQ M / 496 SQ FT
All measurements and fixtures including doors and windows are approximate and
should be independently verified. Copyright © exposure
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