



35/2 LAURISTON STREET LAURISTON, EDINBURGH, EH3 9DQ

OFFERS OVER
£170,000

We are delighted to bring to market this beautifully presented, highly engaging ground floor flat, forming part of a traditional tenement building, situated to the rear in the heart of Edinburgh's city centre. The property has been redecorated by our clients throughout with a stylish, contemporary colour scheme, elegantly combining with the period features such as the high ceilings, press cupboard and cornice work. There is a terraced shared drying green to the rear of the property.

ACCOMMODATION

Hall, sitting room / dining room, separate kitchen, bedroom, bathroom (with shower), two storage cupboard and shared garden.

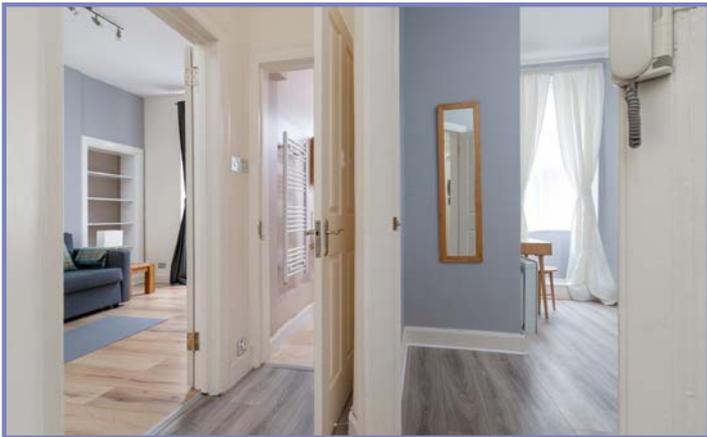
VIEWING

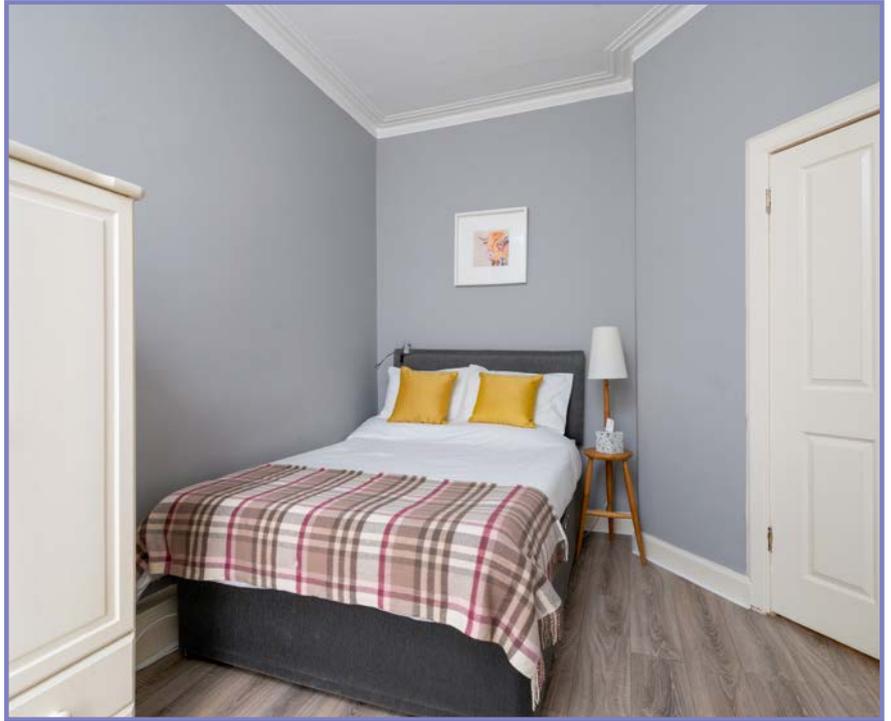
By appointment with Purdie & Co. on 0131 346 7240.



Purdie & Co
Solicitors &
Estate Agents

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LOCATION

Renowned as Edinburgh's cultural and international hub, located at the old cross roads where tolls were paid, the area of Lauriston boasts a vibrant atmosphere. Its fantastic situation means residents are never more than a few minutes' walk from city attractions: Princes and George Street for shopping; Lothian Road for live music, film and theatre; or exploring the narrow closes and winding streets of the historic Old Town. The immediate area offers a wealth of fine boutiques and independent shops, coffee houses, delis and is known for some of Edinburgh's most diverse restaurants offering international cuisine. There's also a buzzing social scene, with no shortage of venues for every taste from traditional pubs and ale rooms, to trendy clubs and cocktail bars. Situated at the heart of the capital, Lauriston also provides easy access to some of Edinburgh's most beloved public green spaces, including The Meadows. Popular with city professionals, Lauriston lies between Haymarket and Waverley stations, and the new tramline passes through the West End along Shandwick Place, allowing quick and easy travel in the city, and all the way to Edinburgh International Airport. The area benefits from outstanding schooling in both the state and private sector, and is within the catchment area for Tollcross Primary School and James Gillespie's High School.

THE PROPERTY

There is an entry phone buzzer system on the main entrance (35/2), which opens onto a communal hall and stair. The flat is at ground level on the left hand side.

The front door opens on to a freshly decorated hall with laminate flooring, store cupboard and an entry phone handset.

The sitting room is a charming space, well presented and airy with a handy dining recess which could also be used as a work area. The room is lit with directional spotlights and a wall mounted light, whilst the view is to the rear shared patio and drying green. There is also a handy shelved open press cupboard near the window in addition to a triangular storage cupboard outside the kitchen door.

The kitchen itself is a modern fitted kitchen with both wall and base mounted units and a wood effect worksurface. The integrated electric hob and oven will be included in the sale in addition to the fridge and washing machine.

The beautiful bedroom is a tranquil grey shade, also situated to the rear of the building, with an outlook to the shared patio and drying green. With a grey oak finished laminate floor and elegant cornice.

Fitted with a white suite comprising; bath (with shower over), wash hand basin and WC, this practical bathroom has ceramic tiling surrounding the bath and sink area, with floor tiling.

Located to the rear of the building is a terraced shared patio area and raised shared drying green which is mainly laid to lawn with some trees and shrubs.

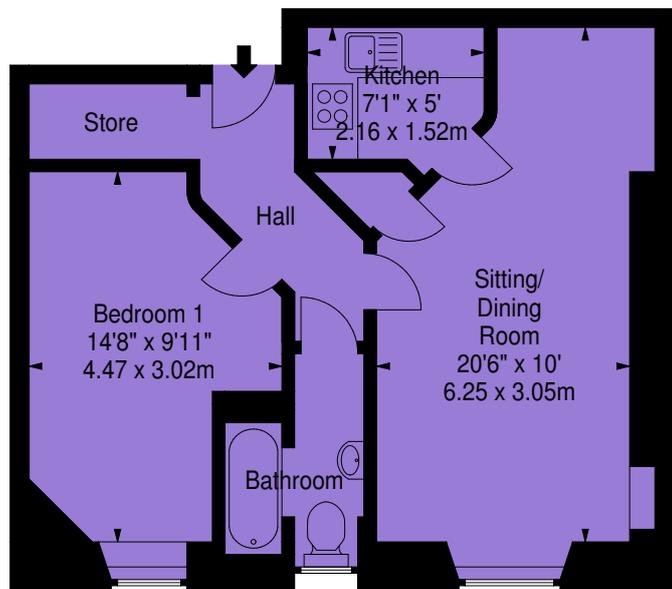
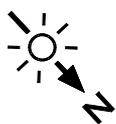
The curtains and blinds will be included in the sale. Most other items in the property are available by separate negotiation.



**35 F2 Lauriston Street,
Edinburgh,
Midlothian, EH3 9DQ**



Approx. Gross Internal Area
491 Sq Ft - 45.61 Sq M
For identification only. Not to scale.
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Ground Floor

While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective purchasers are advised to have their Solicitors Note Interest with Purdie & Co.

www.purdiesolicitors.co.uk

