



3 (2F2) Lauderdale Street, Edinburgh, EH9 1DF

Spacious three-bedroom second floor flat with box room close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

3 (2F2) or flat 4 Lauderdale Street is a bright and spacious three-bedroom second floor flat with box room situated in desirable Marchmont area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance hall and storage cupboards; bright sitting room with feature fireplace and bay window; spacious fitted dining kitchen with wall & base units, integrated appliances, utility area and store/pantry; three good-sized double bedrooms; box room currently used as bedroom 4; and a bathroom.

ACCOMMODATION

Entrance hall. Sitting room. Kitchen / Dining room and utility area. Three double bedrooms. Bathroom. Box room/ bedroom 4.

Gas central heating. Original sash & case windows. Communal rear garden. Resident's permit and pay & display on-street parking.

LOCATION

Lauderdale Street is situated within the highly sought-after residential area of Marchmont and within walking distance of good schools, main university campuses and city centre. Excellent local facilities on Marchmont Road include a Sainsbury's Local and a variety of delis, cafés, bars and bistros. Nearby Bruntsfield has further shops, and Morningside has a Waitrose and an M&S Food Hall. Cameron Toll Shopping Centre with Sainsbury's supermarket and other retail shops is a short drive away. The Meadows public park is very close offering tennis, bowling, pitch and putt, and a children's playground, and Bruntsfield Links offers free golf. Blackford Pond and The Hermitage of Braid are also nearby for walks and the well-regarded Warrender Swim Centre & Gym is also very close. Cycle paths and footpaths across The Meadows and The Bruntsfield Links provide quick access into the City





Centre, and regular buses run from Marchmont Road into the City Centre and surrounding areas. The City Bypass is easily reached by car providing links to the main motorway network, Edinburgh Airport and The Forth Road Bridge. Catchment schools are the well-regarded James Gillespie's Primary & High School. Private schooling is also available at George Watson's College and George Heriots School.

INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **F**

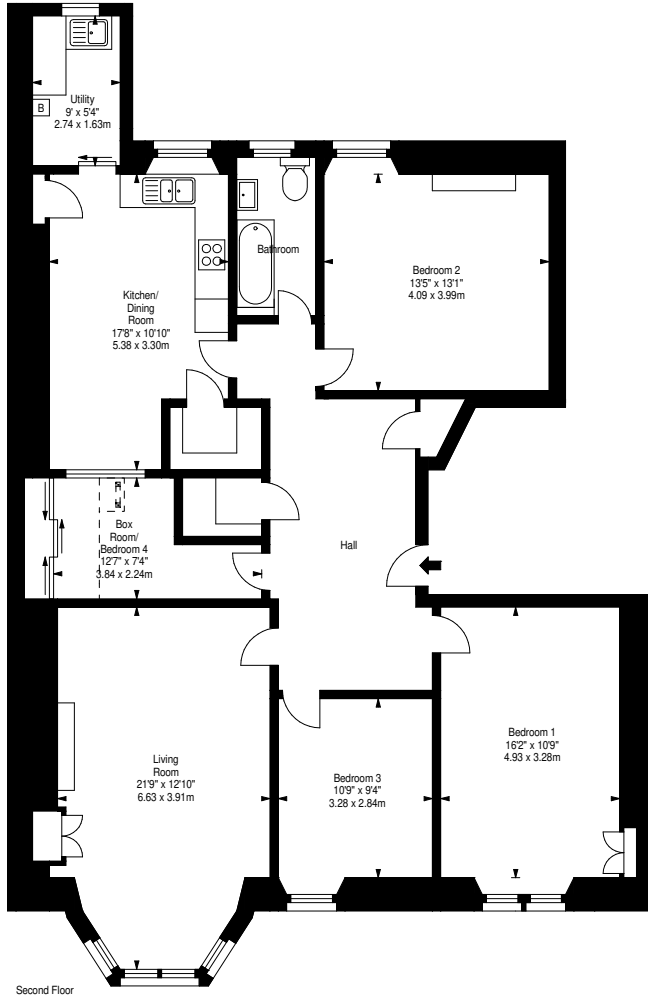
The property has an Energy Rating Category **C**



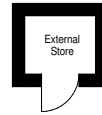
**Fiat 4,
3 Lauderdale Street,
Edinburgh,
Midlothian, EH9 1DF**



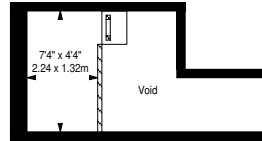
Approx. Gross Internal Area
1398 Sq Ft - 129.87 Sq M
External Store
Approx. Gross Internal Area
15 Sq Ft - 1.39 Sq M
For identification only. Not to scale.
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Second Floor



Ground Floor



Mezzanine



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.