



35/5 Lauriston Gardens

Lauriston, EH3 9HJ



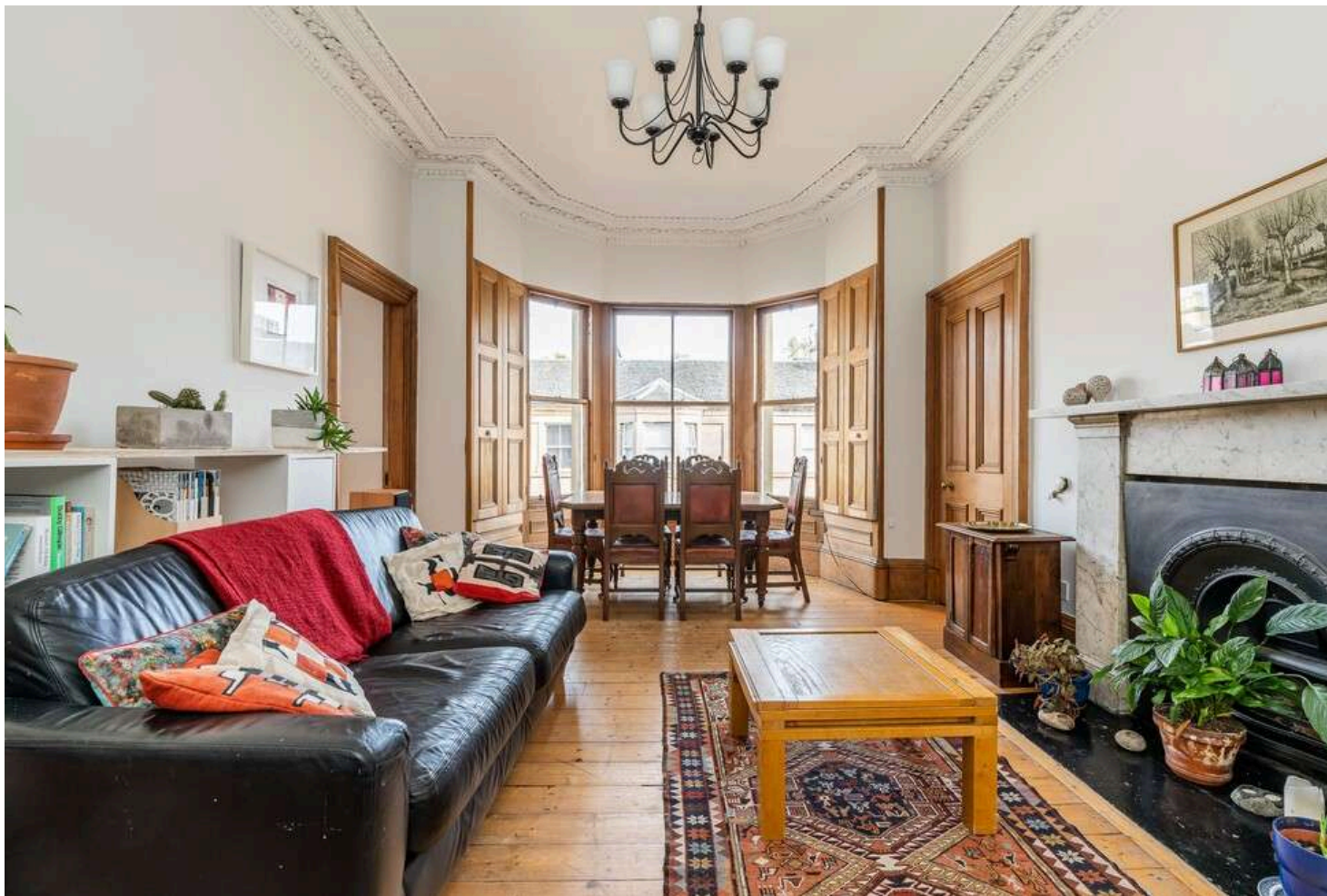
4 bed



2 bath



1 public

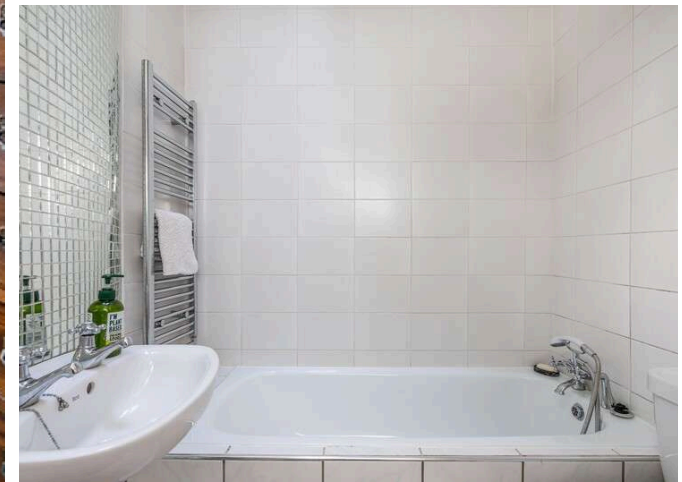


Key Features:

- Bright spacious top floor flat
- Adjacent to the popular Meadows
- 4 Double bedrooms
- Large bright living room
- Spacious kitchen/dinning room
- Solid wooden flooring
- Gas central heating
- Bathroom and a separate shower room
- Box /Utility room
- Traditional feature fireplaces
- Rooms with Cast Iron radiators
- Large storage space in the loft
- Permit holder street parking

EPC: C

Council Tax: Band E



Location

Bright and well presented spacious four bedroom top floor flat located adjacent to the popular Meadows.

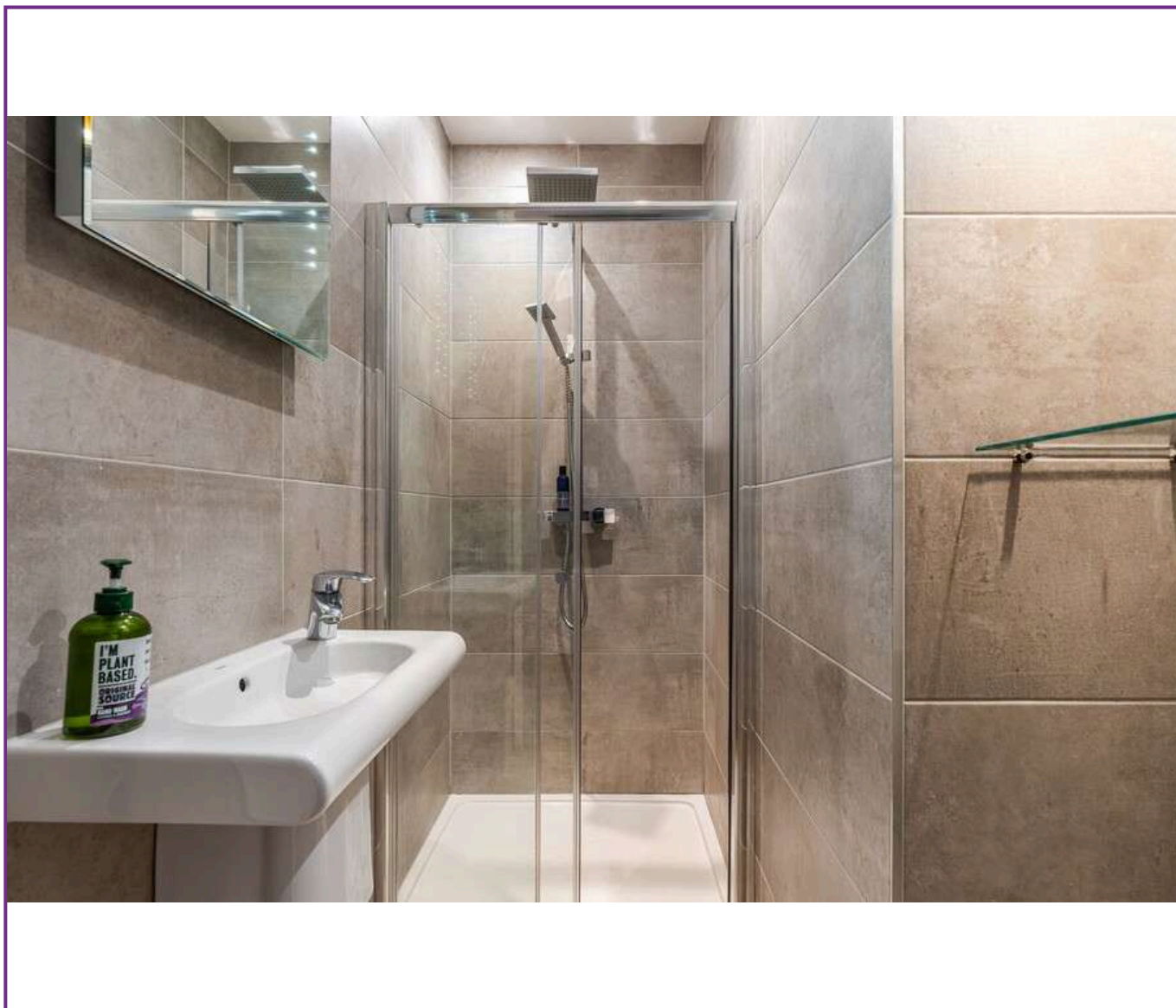
The property comprises entrance hallway, large living room, kitchen/dining room, four double bedrooms, two bathrooms, box room and additional loft storage.

The property further benefits from GCH, secure entry phone system, shared rear garden and permit on street parking.

Lauriston is a high amenity area bordering Bruntsfield, Marchmont, Quatermile and the Old Town, and within easy reach of the retail and commercial thoroughfares of the West End and Princes Street.



Viewing
Tel: 0131 253 2494



5 South Charlotte Street, Edinburgh, EH2 4AN T: 0131 564 1159 E: info@rd-legalservices.co.uk



Disclaimer: These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to RD Legal.