

25 Lauderdale Street

Offers around £360,000

25 Lauderdale Street, Marchmont, Edinburgh, EH9 1DE





Overview

Impressive main-door flat in Marchmont with period features, stripped wooden floors throughout and private front and rear garden. The accommodation comprises spacious hall, elegant lounge, large dining room, modern fitted kitchen with integrated appliances, 2 double bedrooms, good sized box room, family bathroom with shower over bath and private gardens. There is also a cellar which extends to the length and breadth of the property.

The property comes with a new security alarm. Extras include fridge-freezer, washing machine and curtains. The kitchen has integrated dishwasher, fridge, Bosch oven, hob and extractor.



Accommodation

Lauderdale Street is located within the highly regarded Marchmont area of the City. This tree-lined street is within easy walking distance of the Meadows and its leisure amenities. Local shops are within approximately 200 yards whilst nearby Tollcross and Bruntsfield offer a wider selection of shopping. The property is also superbly located to allow easy access to all Edinburgh's central universities. The City Centre itself is only approximately one mile with regular public transport available from Marchmont Road.

Vestibule	5'9" x 3'10"
Hall	24'3" x 8'9"
Lounge	21'10" x 12'9"
Dining Room	18'5" x 10'0"
Kitchen	8'11" x 5'4"
Bedroom 1	17'4" x 9'8"
Bedroom 2	14'7" x 11'6"
Boxroom	12'3" x 6'9"
Bathroom	10'3" x 4'9"

Additional Information

Central Heating

The property has gas central heating.

Glazing

The property has single glazed windows.

Parking

Parking in the area is via residents permit or meter.



Additional Information

Viewing

Sunday 2-4pm or by appointment through Inksters on 0845 241 1222. Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

Entry Date

Negotiable

Home Report

A Home Report is available with a valuation of £360,000.

Note

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.