



Thorntons 
The right way to move

108 (3F2) Lauriston Place

Lauriston, Edinburgh
EH3 9HX





Summary

Desirably located in central Lauriston, this remarkably spacious three-bedroom tenement flat has been thoughtfully renovated, featuring fresh, neutral décor and carpeting, as well as a stylish eat-in kitchen with a new upright fridge-freezer, and integrated washing machine and dishwasher. The triple-window living room takes full advantage of the south-facing aspect and has a homely living flame fire. There is also storage in all the bedrooms, a shower room in the principal suite, a bathroom, and a guest WC. Parking is on-street and regulated to prioritise residents.

Extras: All fitted floor and window coverings and light fittings are included. Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.

Features

- Prime central location close to the Meadows
- B-Listed early 19th-century tenement
- Fresh décor retaining period features
- Generous top/third-floor corner flat
- Currently HMO compliant
- Communal stairs and a secure entry system
- Entrance hall with storage and guest WC
- Impressive sun-filled living room with storage and living-flame fire
- Stylish new kitchen with a dining area
- Three double bedrooms with storage
- Shower room in the principal suite
- Bathroom with shower-over-bath
- Private attic storage
- Controlled on-street parking (Zone 4)
- Gas central heating (new boiler 2021)



“A stylish kitchen upgrade and fresh neutral décor provide a refined backdrop to a host of elegant period features.”



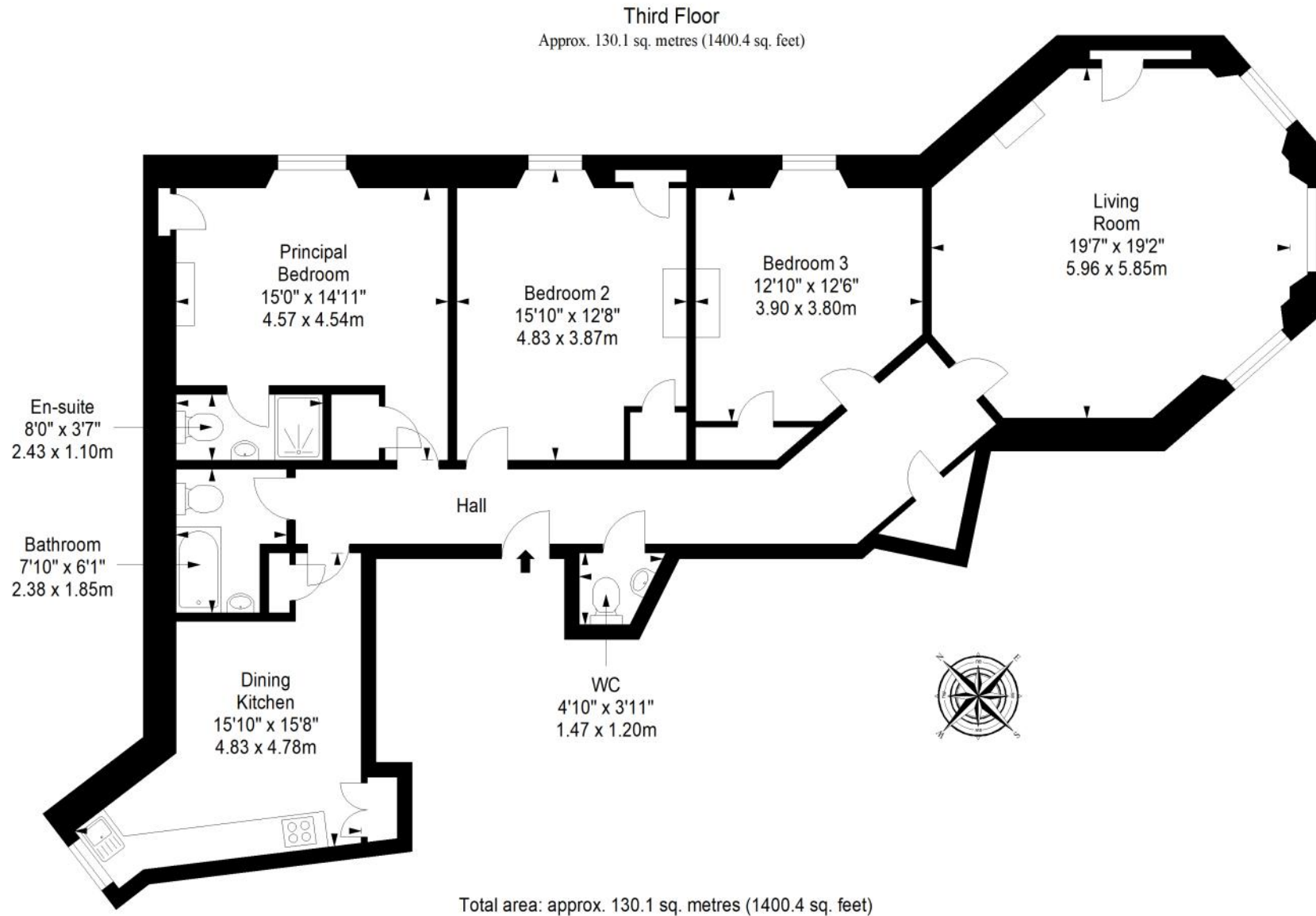




"The flat boasts a sunny corner position with fantastic skyline views, on the top floor of a listed tenement, close to The Meadows."



Floorplan





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