



114 Lothian Road West End EH3 9BE

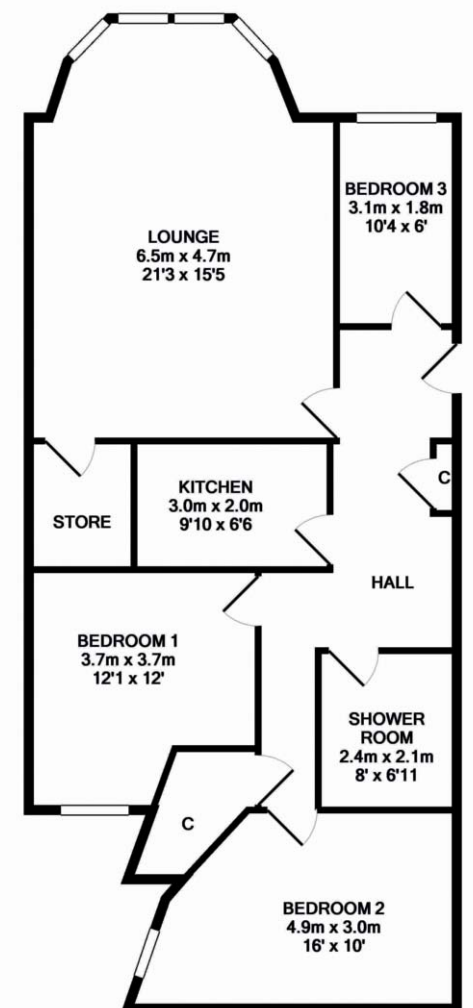
'Newly refurbished and superbly proportioned 1st floor flat within the very heart of the city centre.'

Reception hall, grand bay window lounge, stylish refitted kitchen with appliances, 3 bedrooms and luxurious contemporary style shower room. Laminate floors. Gas central heating. Entry phone system. Ideal home or investment property due to location and proximity to major tourist attractions including Edinburgh Castle.

Forming part of the West End Conservation area, Lothian Road is ideally placed for all of the amenities and facilities available within the Capital. Within the immediate vicinity there are numerous independent shops, cafes, restaurants and bars along with a Sainsbury's Local, Tesco Express and Scotmid Co-operative. The Usher Hall, Traverse and Lyceum Theatres are less than a few hundred yards with the Odeon Cinema, quite literally, on the other side of the road. Located within the financial district of the capital the property is also located close to Edinburgh Quay which provides a number of waterside bars and bistros. At the foot of Lothian Road lies Princes Street with a number of major tourist attractions including Princes Street Gardens and Edinburgh Castle a short distance away. Major access roads and Haymarket Railway Station allow for ease of travel out with the city with the local tram link running to Edinburgh International Airport.

BAY LOUNGE	(6.5M X 4.7M) 21'3 X 15'5
KITCHEN	(3.0M X 2.0M) 9'10 X 6'6
BEDROOM 1	(3.7M X 3.7M) 12'1 X 12'0
BEDROOM 2	(4.9M X 3.0M) 16'0 X 11'0
BEDROOM 3	(3.1M X 1.8M) 10'4 X 6'0
SHOWER ROOM	(2.4M X 2.1M) 8'0 X 6'11

EPC RATING D



114 LOTHIAN ROAD, EH3 9BE
Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale. All measurements are approximate and are not warranted. No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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