



CLANCYS

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# 11-1 Grindlay Street,

Edinburgh, EH3 9AT



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FREEHOLD



## Description

An excellent opportunity has arisen to acquire this 2-bedroom flat, situated on a quiet street, just off Lothian Road and within walking distance of Edinburgh Castle, Princes Street and Edinburgh University, this flat enjoys a superb city centre location. Positioned on the ground floor, the property forms part of a traditional stone-built tenement building. The accommodation does now require upgrading and offers excellent potential to become a superb home. The accommodation comprises an entrance hallway, living room with bedroom off, kitchen/dining room, a further second bedroom, shower room and separate WC. The property benefits from double glazing and a communal garden to the rear of the property.

## Location

Lauriston is a central district of Edinburgh which borders the beautiful open space of the Meadows. Just a short stroll away is Edinburgh's historic Old Town, whilst further local cultural and recreational venues are located along Lothian Road and within Fountainbridge, home to Fountain Park's entertainment hub and the basin of the scenic Union Canal. Outdoor recreation is well-catered for with tennis courts, running clubs and pitch and putt available on the Meadows and Bruntsfield Links, whilst several gyms and the Victorian baths at Warrender Swim Centre provide superb indoor sports facilities. This cosmopolitan area is close to an excellent selection of independent shops, supermarkets, cafés, bars and eateries, as well as an arts cinema and theatre. Well-regarded state schooling options and easy access to many of the capital's prestigious independent schools is also on offer. Higher education institutions situated close-by include Edinburgh College of Art and Edinburgh University's main campus. In addition to fantastic bus links, Lauriston is well-placed for straight forward access to the City Bypass and, also, lies within easy reach of Haymarket train station providing services across Scotland and the UK.

## Features

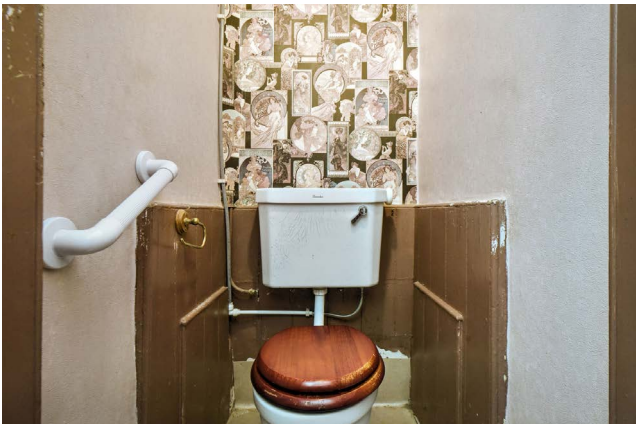
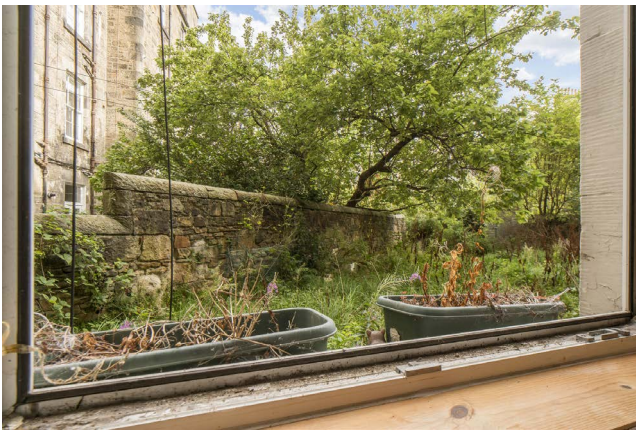
- Excellent city location
- Entrance hallway
- Living room
- Kitchen/Dining room
- 2 Bedrooms
- 1 Shower room
- Separate WC
- Double glazing
- Communal rear garden
- EPC rating - D
- Council Tax Band – C
- Tenure - Freehold





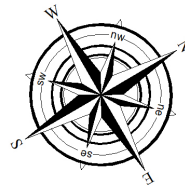
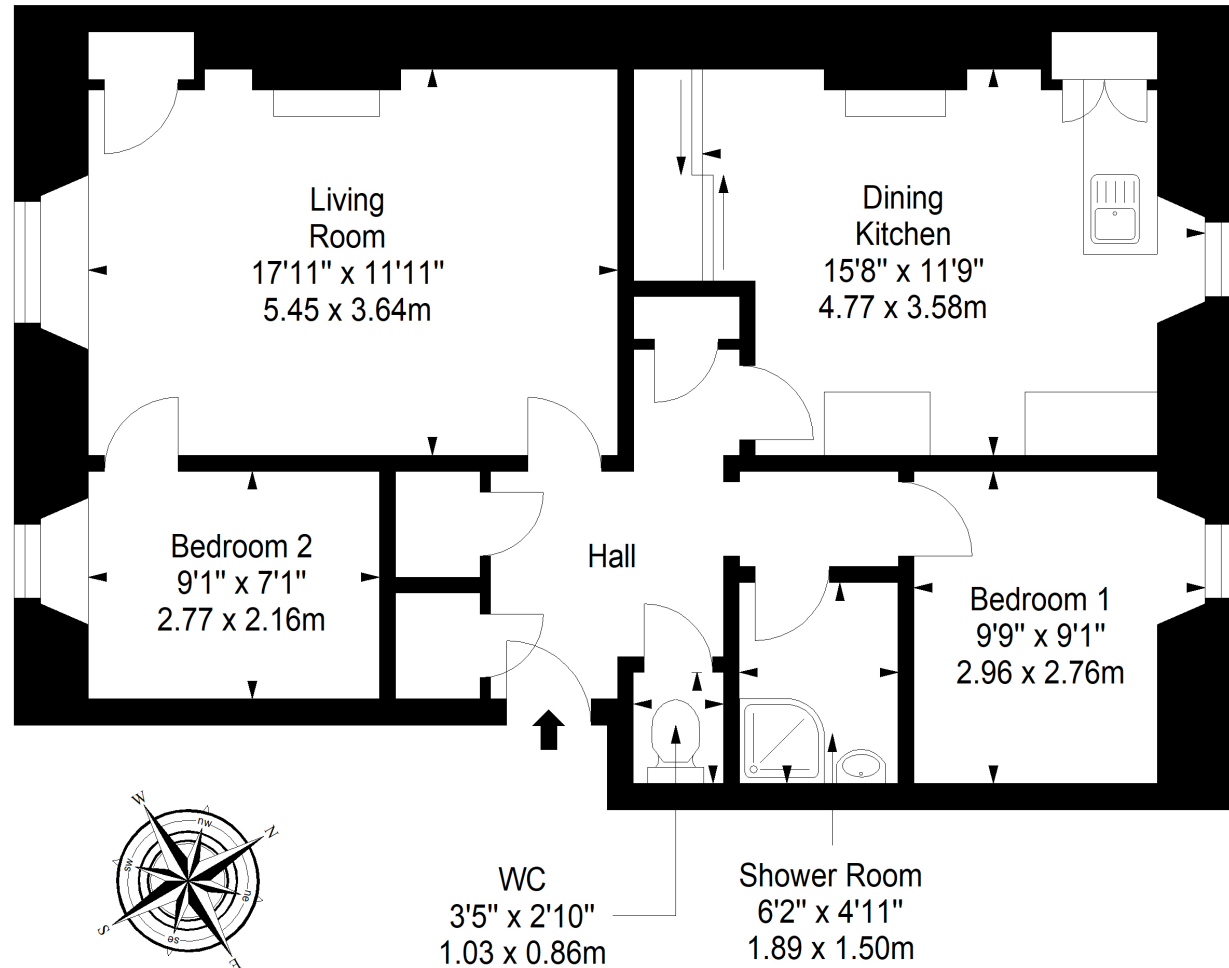






## Ground Floor

Approx. 65.7 sq. metres (707.2 sq. feet)



Total area: approx. 65.7 sq. metres (707.2 sq. feet)



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