



# 124

**67 LOTHIAN HOUSE  
124 LOTHIAN ROAD  
TOLLCROSS  
EDINBURGH**

This stylish top 4th floor apartment forms part of a handsome Art Deco building which is situated within a few minutes walk of Princes Street and benefits from an outstanding view of Edinburgh Castle.

CCTV entrance hall, passenger lift, reception hall, lounge, attractive open plan kitchen, double bedroom, shower room, secure resident's gym, 40-foot indoor swimming pool and sauna.

Gas central heating and double glazing.

**Offers Over £145,000**



#### GENERAL DESCRIPTION

This stylish and freshly presented top 4th floor apartment forms part of a handsome Art Deco building which lies within a few minutes walk of Princes Street. The property benefits from an outstanding view of Edinburgh Castle and has access to the buildings secure gym, 40-foot indoor swimming pool and sauna. The bright well planned accommodation has an internal layout comprising: a reception hall with storage cupboard off and provides access to all rooms. The lounge has large front facing window with an open view towards Edinburgh Castle. A stylish open plan kitchen is situated off the lounge and a number of appliances will be included in the sale price. The double bedroom also enjoys a Castle view and the stylish fully tiled internal shower room features a white suite. The property's specification includes modern gas central heating and is fully double glazed.

#### SITUATION

Lothian Road is situated right in the heart of the high amenity area of Tollcross and within a short distance of the West End and Haymarket. In the immediate vicinity there is a wide range of shopping facilities. First class alternatives are available nearby in Bruntsfield and Morningside. The property is conveniently placed to take advantage of all that is provided in Princes Street and George Street. Entertainment facilities include the Usher Hall, Kings and Traverse Theatres, cinemas and a superb choice of cosmopolitan restaurants, bars and bistros, alongside indoor sports facilities and health clubs. Nearby you will find Bruntsfield Links, the Meadows, Queen's Park and Arthur's Seat. Regular bus services afford easy access to the City Centre and bus routes radiate out in every direction to provide swift communication with other parts of the City.





#### ACCOMMODATION

(All Sizes Approximate)

#### ENTRANCE HALL

The building is gained via a CCTV secure entry door with well presented stair and passenger lift to all floors.

#### RECEPTION HALLWAY

The reception hall provides access to all rooms and has shelved cupboard off.

#### LOUNGE

12'3" x 11'8"      3.74m x 3.56m

This bright room has large front facing windows which enjoy an attractive open outlook towards Edinburgh Castle. The room displays a high ceiling with coving, laminate flooring and is open to the kitchen.

#### KITCHEN

7'3" x 7'2"      2.19m x 2.18m

This stylish open plan kitchen with tiled floor displays modern units with work top, sink and splash back tiling. Incorporated into the design and included in the sale price are the gas hob with extractor hood over, electric fan assisted oven/microwave, fridge and washer dryer.

#### BEDROOM

12'5" x 9'3"      3.79m x 2.83m

This double bedroom has large front facing window which again enjoys an open outlook towards Edinburgh Castle. The room displays high ceiling, coving and ceiling rose.

#### SHOWER ROOM

6'1" x 5'5"      1.86m x 1.66m

This stylish fully tiled internal room features a white three piece suite comprising WC, wash hand basin and enclosed shower tray with electric shower over. The room features fitted storage, vanity, heated towel rail and a tiled floor.





#### CENTRAL HEATING

The property has a modern system of gas central heating.

#### DOUBLE GLAZING

The property is fully double glazed.

#### FITNESS SUITE

There is a secure fitness suite situated within the buildings basement which includes a gym, 40-foot swimming pool and sauna.

#### FACTORS

It should be noted that a factoring fee of approximately £80 per month is payable to the management agents for the upkeep of the communal areas and includes blocks buildings insurance.

#### ENTRY

By Arrangement.

#### VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600.

#### PRICE

Offers Over £145,000.

#### NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



Schematic Diagram only - Not to scale