



124/1

**124/1 LOTHIAN ROAD
LOTHIAN HOUSE
TOLLCROSS
EDINBURGH
EH3 9BG**

This bright first floor studio apartment forms part of a City Centre 1930's Art Deco building with a swimming pool, sauna, steam room, games room, lounge area, gymnasium and relaxation area.

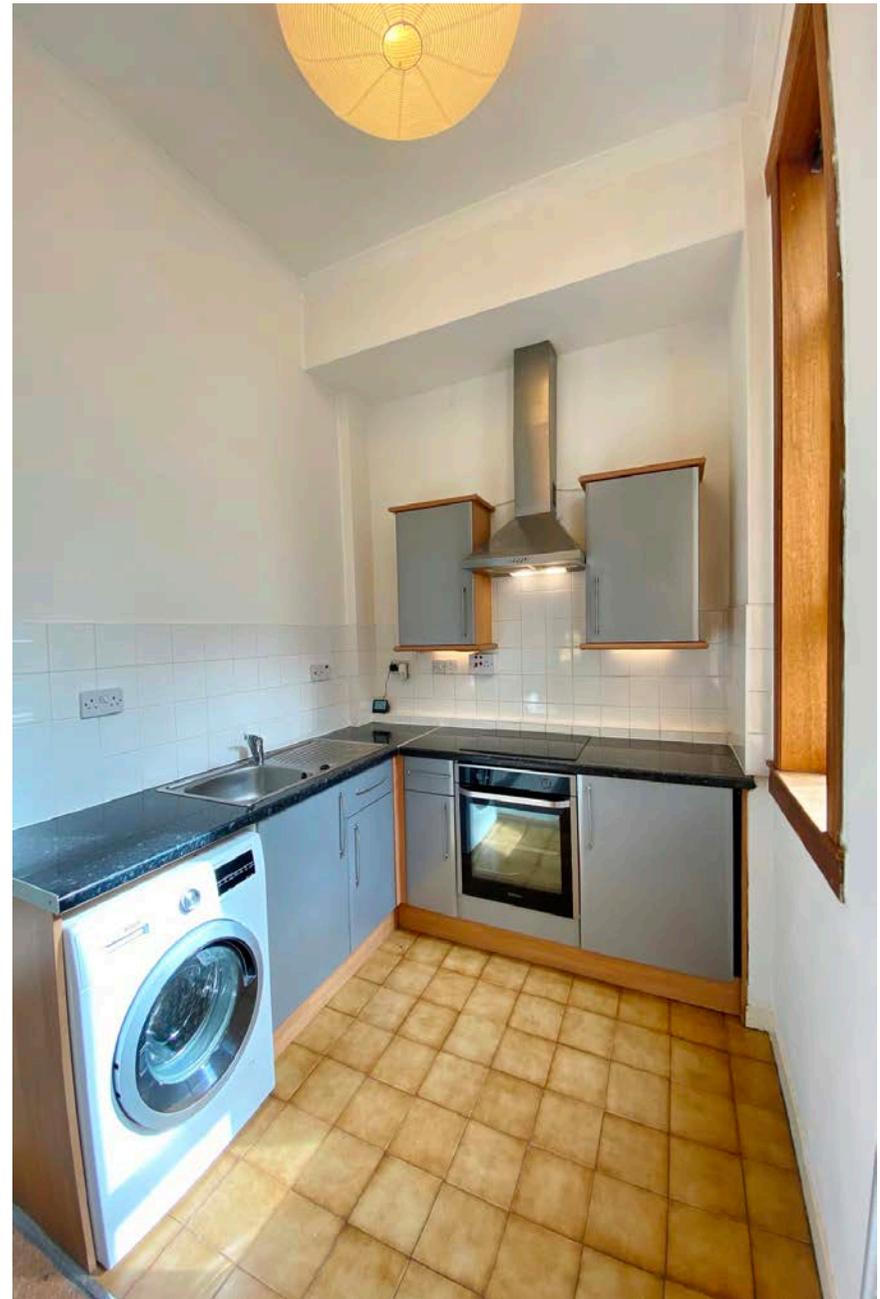
Secure entrance, passenger lift, hallway, studio apartment with raised platform bed area, open plan fitted kitchen, store and bathroom.

Positioned to the rear of the building with modern double glazing.



GENERAL DESCRIPTION

This bright first floor studio flat forms part of a City Centre 1930's Art Deco building with a swimming pool, sauna, steam room, games room, lounge area, gymnasium and relaxation area. The property's accommodation comprises – hallway with doors to the studio and bathroom; bright studio apartment with three large rear facing windows; open plan modern fitted kitchen with appliances; raised bed area; useful walk-in storage cupboard; internal bathroom with shower over the bath. The property is fully double glazed and as previously mentioned, has a residents' area with a pool, sauna, steam room, games room, lounge area, gymnasium and relaxation area.





SITUATION

The property's superb situation means residents are never more than a few minutes' walk from city attractions: Princes and George Street for shopping; Lothian Road for live music, film and theatre; or exploring the narrow closes and winding streets of the historic Old Town. The immediate area offers a wealth of independent shops, coffee houses and delis, and is known for some of Edinburgh's most diverse restaurants offering international cuisine. There's also a buzzing social scene, with no shortage of venues for every taste: from traditional pubs and ale rooms, to trendy clubs and cocktail bars. Situated at heart of the capital, Tollcross also provides easy access to some of Edinburgh's most beloved public green spaces, including The Meadows. Popular with city professionals, Tollcross lies between Haymarket and Waverly stations, and the new tramline passes through the West End along Shandwick Place, allowing quick and easy travel in the city, all the way to Edinburgh International Airport.

ACCOMMODATION

(All sizes approximate and at widest point)

STUDIO	18'8" x 17'3"	5.69m x 5.26m
BATHROOM	6'2" x 5'7"	1.90m x 1.71m

ENTRY

By Arrangement

PRICE & VIEWING

For asking price and viewing arrangements please telephone Russel + Aitken on 0131 202 0600 or www.espc.com





FACTOR

The building is managed by LHPA Lothian House Proprietors Association at a cost of approximately £85per month which includes full use of the leisure facilities.

ENERGY EFFICIENCY RATING: F

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.



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Schematic Diagram only - Not to scale