



49 Lauderdale Street,
Edinburgh, EH9 1DE



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49 Lauderdale Street is a beautifully appointed main door ground floor flat offering deceptively spacious family accommodation measuring an impressive 167m². Situated in the highly sought after Marchmont area of Edinburgh the property is full of original charm with traditional features throughout. With gas central heating, the property has secondary glazed windows to the front and exclusive garden grounds to the front and rear.

The accommodation includes an entrance vestibule and a large hallway with four storage cupboards. The lounge is a lovely, large room with bay window to the front, attractive display cupboard, fireplace and ceiling corning. The dining kitchen is fitted with a range of solid oak wood base and wall units with granite worksurface, window to rear, pantry cupboard and ample space for dining. The oven, hob, hood and dishwasher shall remain and located off the kitchen is a box room and useful utility room which in turn leads to the rear garden. There are four good sized double bedrooms, three of which enjoy fireplaces. There is a recently appointed shower room and a bathroom with shower over the bath and window to rear.

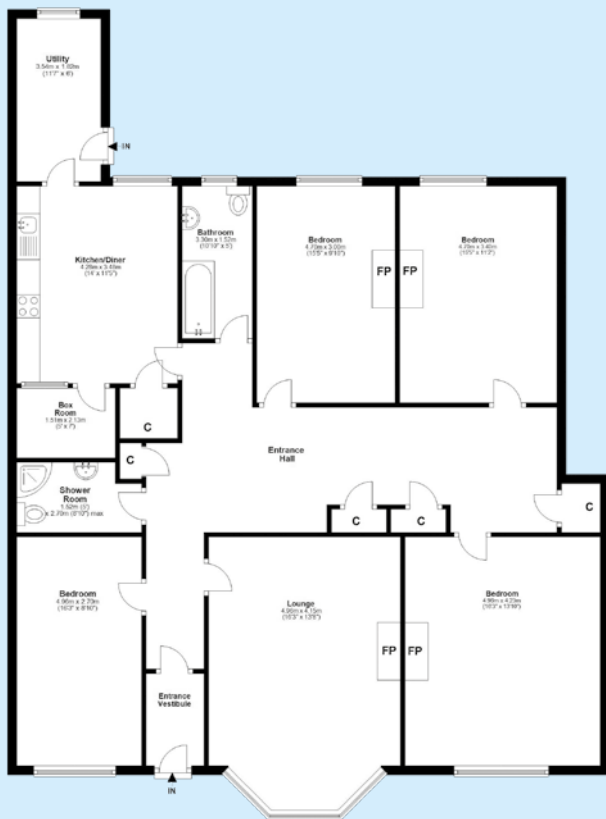
Externally there is a private garden to the front, a real sun trap which is mainly laid to lawn with patio area, ideal for alfresco dining. There is a further area of private garden ground to the rear with garden shed.

Properties of this size and calibre are rare to the market and early internal viewing is essential.

Area Description

Marchmont is a very popular location close to the city centre, Bruntsfield and Morningside districts with a wealth of amenities including specialists shops, restaurants leisure facilities. Pleasant walks can be enjoyed at The Meadows and adjoining Bruntsfield Links. The area is popular with families with fantastic public and private schools in close proximity.





Accommodation

Lounge:	4.95m x 4.17m	(16'3" x 13'8")
Dining Kitchen:	4.27m x 3.48m	(14' x 11'5")
Utility Room:	3.53m x 1.83m	(11'7" x 6')
Bedroom 1:	4.95m x 4.22m	(16'3" x 13'10")
Bedroom 2:	4.7m x 3.4m	(15'5" x 11'2")
Bedroom 3:	4.7m x 3m	(15'5" x 9'10")
Bedroom 4:	4.95m x 2.7m	(16'3" x 8'10")
Box Room:	1.52m x 2.13m	(5' x 7')
Bathroom:	3.3m x 1.52m	(10'10" x 5')
Shower Room:	2.7m x 1.52m	(8'10" x 5')

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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