



Lothian House, 124/37 Lothian Road
FOUNTAINBRIDGE | EDINBURGH | EH3 9DD


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Situated in the fashionable Edinburgh area of Fountainbridge is this well decorated and well designed third floor apartment. The property boasts a spacious and stylish living room. The large windows fill the room with natural light, creating a bright and inviting atmosphere. The contemporary décor and tasteful accents add a touch of elegance to the space.

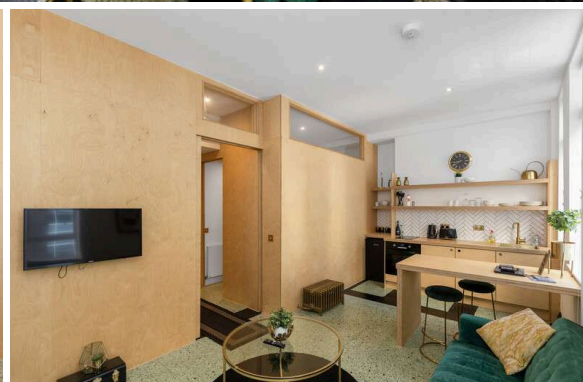
Adjacent to the living room, you'll find a separate bedroom, offering privacy and tranquility. The bedroom is well-appointed and features soft lighting to create a soothing ambiance for a good night's sleep.

Additionally, the flat includes a separate box room, providing extra storage space. The bathroom is modern and sleek, featuring a shower over a bath. The clean lines and contemporary fixtures contribute to the overall aesthetic of the flat. The development features a communal swimming pool, sauna, gym and steam room. In brief the property comprises:

- Welcoming hall.
- Spacious and bright living room with modern, open plan kitchen.
- Well designed bedroom with soft lighting.
- Modern bathroom with sleek design.
- Box room for additional storage.
- Gas central heating and double glazing.
- Off street, permit parking.
- Communal swimming pool, sauna, gym and steam room.

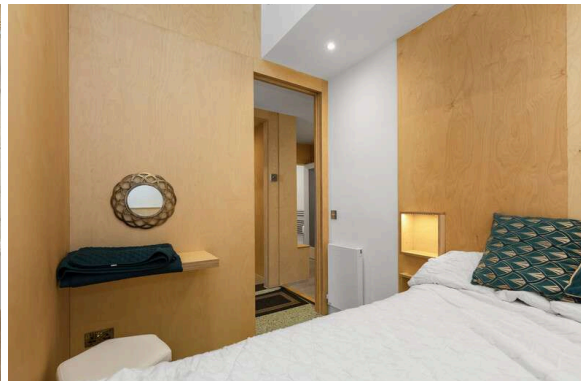
All fixtures and fittings will be included in the sale of the property while other items will be available with separate negotiation. EPC Rating C.

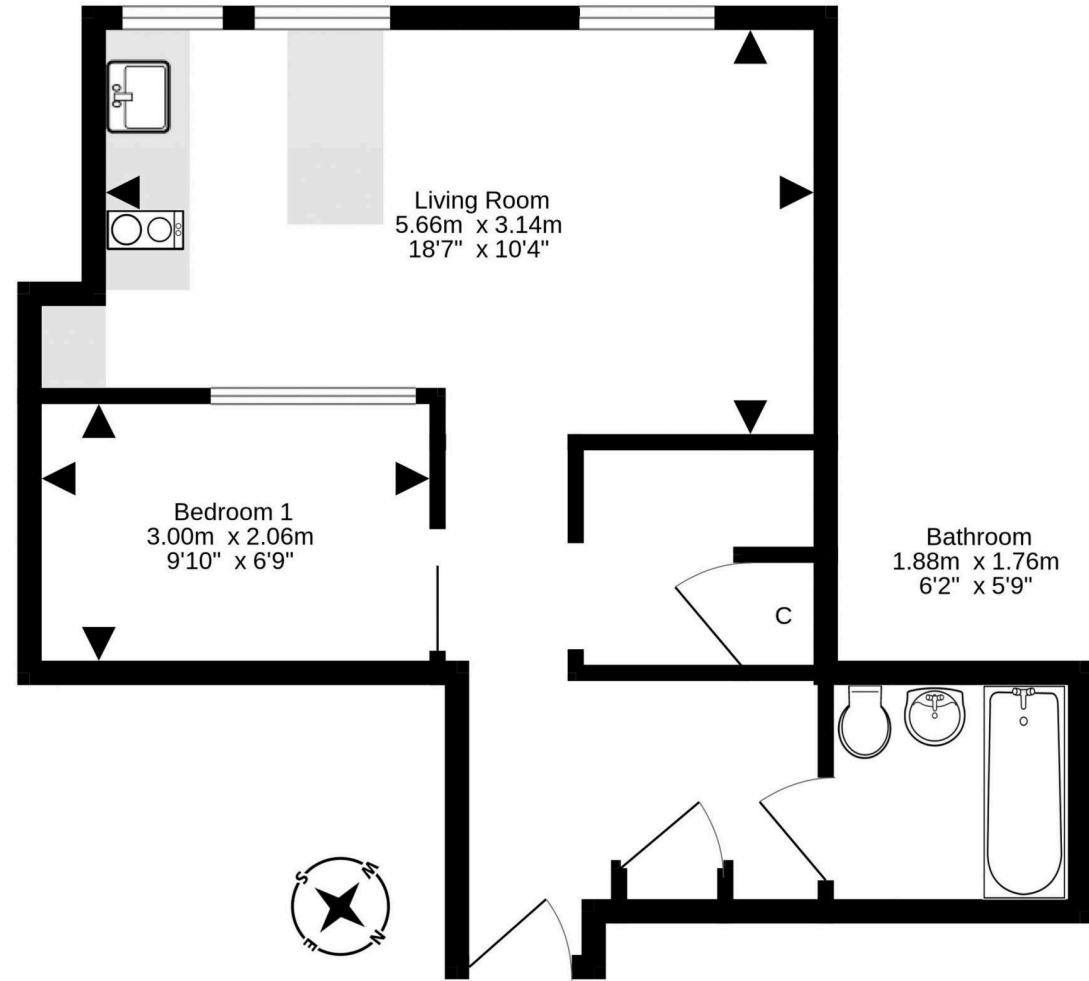
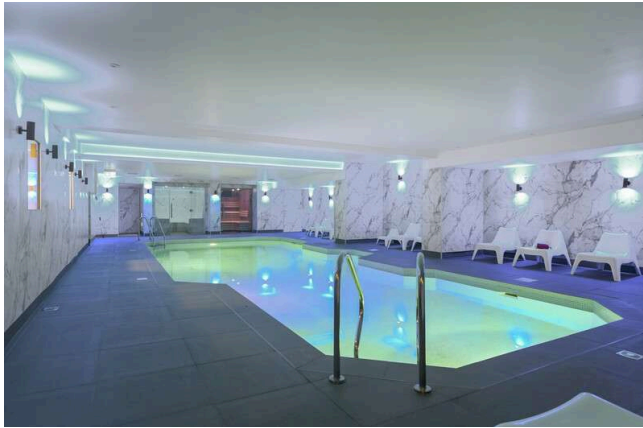
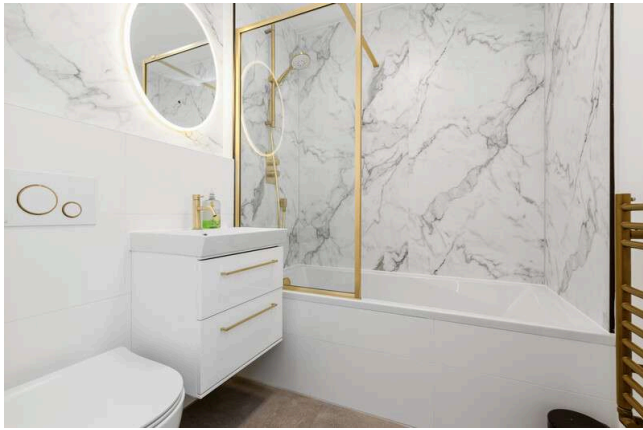
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Fountainbridge lies around half a mile west of Edinburgh City Centre, adjoining Tollcross, Bruntsfield, Dalry and Haymarket. The eastern end of the Union Canal, which has been tastefully renovated over recent years, starts here. The City Centre is an easy commute with Lothian Road, Edinburgh's new Financial District and Haymarket train station within walking distance. There is also easy access to the open spaces of the Meadows, Edinburgh Art College and Edinburgh University. Local amenities include a wide range of shops, restaurants, bars and bistros as well as the Fountain Park Leisure Complex and the many theatres of Edinburgh's West End.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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