



**7/1 Grindlay Street  
Lauriston, Edinburgh,  
EH3 9AT**

Delightful, Spacious, Bright & Well Presented, Newly Painted, Two Bedroom Ground Floor Flat With Garden Views.

Set in a traditional stone-built tenement in a quiet street, located just minutes from City Centre and Edinburgh Castle, and a quick walk from the Usher Hall in the high-demand popular Lauriston area.

Plenty of local amenities nearby and ample residential parking outside.

T: 0131 639 6399

E: [office@chrisslingproperties.com](mailto:office@chrisslingproperties.com)

W: [chrisslingproperties.com](http://chrisslingproperties.com)

  
**CHRISLING**  
PROPERTIES

Delightful, spacious, bright and well presented, newly painted two bedroom ground floor flat with garden views.

Comprises a bright entrance hall, a large master bedroom, a double bedroom, a bathroom, a separate WC, and an open kitchen/dining/lounge with ample storage throughout the property.

The large Master Bedroom is set to the front of the property with an old fire-place creating a very tranquil scene.

A large storage cupboard could be used for a walk-in wardrobe.



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Bedroom two is set to the back with garden views and can be transformed into a multi-use room eg. office/study, with a sliding door installed. The kitchen is fitted with simple units and can be remodelled into a bigger kitchen. The open lounge/dining has space to create a homely area which is again welcomed with the view of the garden. Appliances include a freestanding fridge/freezer, electric cooker and oven, a washing machine and a dryer installed in the storage cupboard in the hallway.

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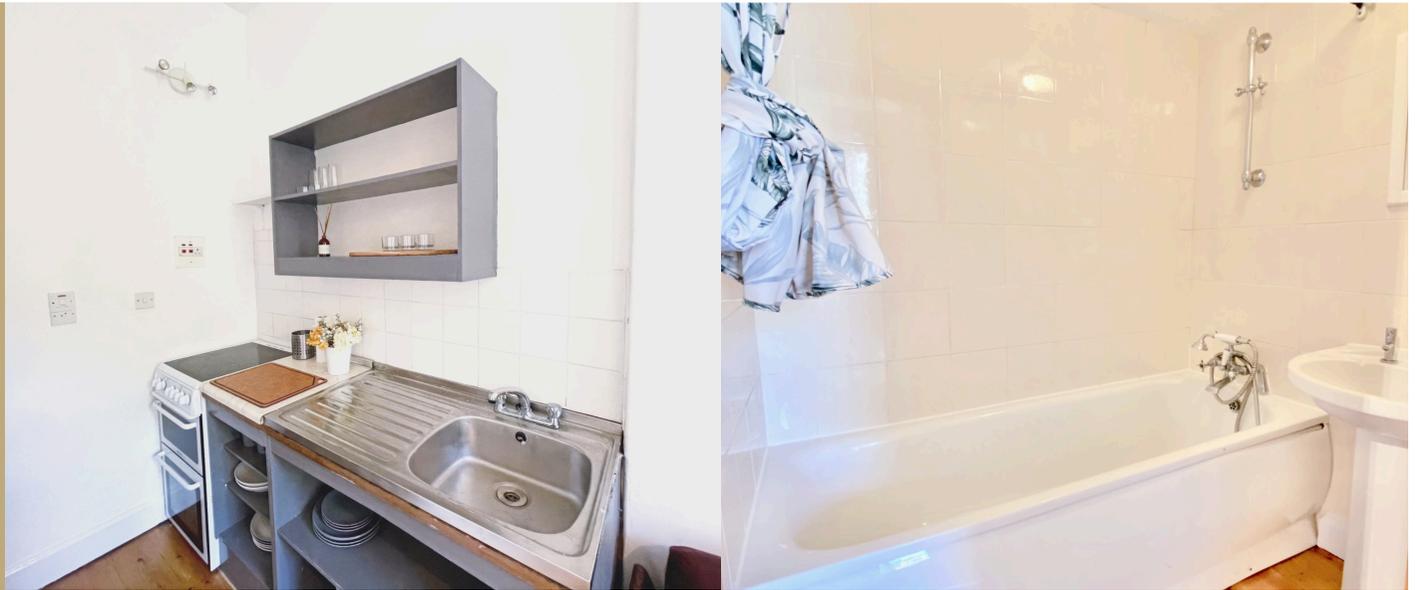
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This property features include high ceilings, shutters and traditional sash and case windows, gas central heating, a secure entry system, and a communal garden to the rear. Hard wood flooring is installed throughout.

This property would be ideal for any buyer looking to live or invest in Edinburgh City Centre.

A 360 Virtual Tour is available online.

Council Tax Band C  
Energy Rating  
Approx Size 51 m<sup>2</sup>



### 7/1 Grindlay Street, Edinburgh, EH3 9AT

Approximate Gross Internal Area = 51 sq m



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