



Lennox Street, Edinburgh, EH4

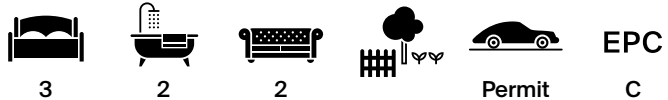
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# A wonderful ground and garden property with private garden located on one of the **most sought-after streets** in the New Town.

Configured over two floors of a handsome mid-terrace house, this desirable ground and garden flat enjoys its own private garden. It has a lovely welcoming feel with very well-proportioned rooms and excellent living spaces, balanced with three bedrooms and two bathrooms.

Entered at ground floor, the shared vestibule opens to a bright, welcoming entrance hall. The bay fronted drawing room is situated to the front of the house. The vast scale and original features immediately set the tone. A marble, working fireplace provides the room with a lovely focal point; there are also exposed wooden floors, pretty cornicing and two store cupboards. The principal bedroom is adjacent and enjoys equal features and views over the garden below. There is a large walk-in cupboard with a window. Completing this floor is the family bathroom.



Offers Over	Tenure	Local Authority	Council Tax
£1,075,000	Freehold	The City of Edinburgh Council	Band G



The lower floor is home to the open plan kitchen/dining room with adjoining utility room. With a charming outlook over the garden, the modern, well-designed kitchen is a flooded with natural light and is an excellent entertaining space. There are two further bedrooms located at the front of the house, both featuring fireplaces and working shutters. The contemporary shower room serves the lower floor.

Access can also be gained to the front of the house; a large, dry lined cellar can be found under pavement.





The private garden has been newly designed and benefits from borders with meadow flowers, fern, and grasses along with seating areas to capture the sun at specific times of the day. A well-proportioned studio/office with power and garden shed complete this area.

Upon application, one could also gain access to The Dean Gardens for a modest fee.

## Features

- Prime New Town location
- Substantial private garden
- Set over two floors
- Three double bedrooms
- Two bathrooms
- External studio/office
- Permit parking
- Cellar
- Access to communal gardens

## Location

Lennox Street is one of Edinburgh's most sought-after addresses, adjoining Eton Terrace and Oxford Terrace within the New Town conservation area. The tranquil location also borders the popular West End with its independent shops, eateries and coffee houses. The vibrant village of Stockbridge offers a further choice of restaurants, cafés and boutiques, as well as Waitrose in Comely Bank.

The property is ideally located for many leisure activities, including The Dean Tennis and Squash Club. Many of Edinburgh's top schools, including Fettes College and The Mary Erskine School, are also close by. George Street, Princes Street and Charlotte Square, which form the commercial heart of the city, are a stone's throw away.

Haymarket train station, the tram network and an excellent bus service are also within walking distance. Fantastic road links allow swift access in and out of Edinburgh.





## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



## Approximate Gross Internal Floor Area

1931 Sq Ft - 179.39 Sq M

Cellar: 48 Sq Ft - 4.46 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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