





FOUNTAINBRIDGE

Edinburgh

Less than half a mile west of Princes Street, and within easy walking distance of the desirable West End and the New Town, as well as the bustling business and finance quarter of Tollcross and Lothian Road, Fountainbridge has undergone significant regeneration and redevelopment since 2011 to become one of the most fashionable residential districts in the capital. Fountainbridge has a proud industrial heritage ranging from rubber manufacturing to brewing, much of which has been sympathetically retained in its traditional tenements and luxury loft-style apartment complexes. Residents of Fountainbridge are spoilt for choice when it comes to leisure and nightlife, with fantastic bars, restaurants, clubs and theatres right on their doorstep. These are supplemented with a multi-screen cinema, a bowling alley and a gym at Fountain Park. Fountainbridge is within the catchment area for Tollcross Primary School and James Gillespie's High School and is well-placed for a choice of independent childcare and schooling options. The area is also popular with students owing to its proximity to the University of Edinburgh, Heriot-Watt University, and Edinburgh Napier University. While Fountainbridge provides the perfect base for navigating the city on foot or by bike, the area is also served by fantastic public transport including an extensive bus and tram network, the nearest tram stop being at Haymarket station, which also offers fantastic national rail links.

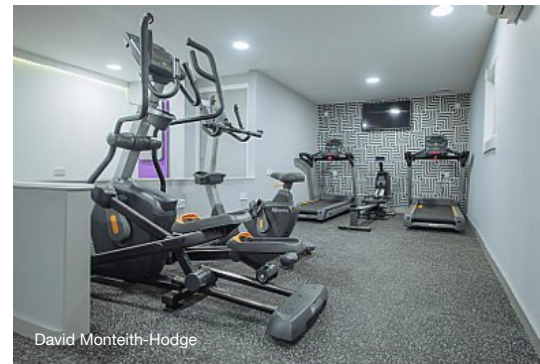




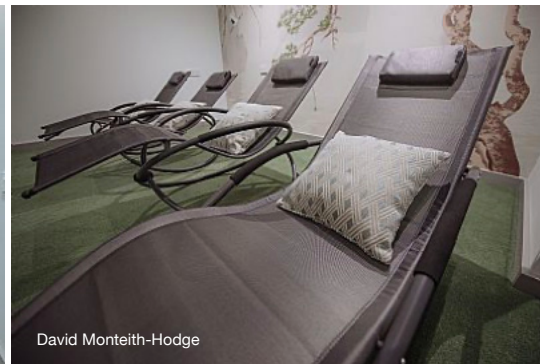
PRIVATE RESIDENTS' LEISURE SUITE

With a newly-refurbished swimming pool, and brand new gym, steam room, sauna, games room and relaxation lounge

Forming part of the monumental Lothian House designed by Stewart Kaye, a five-storey, B-listed art deco development (1935) on Lothian Road, this well-presented first/second-floor two-bedroom duplex apartment provides a highly desirable location within Edinburgh city centre's financial district. The property boasts modern interiors and complementary styling, which goes hand-in-hand with the art deco design. Furthermore, residents of Lothian House benefit from full-access to a private leisure suite.



David Monteith-Hodge



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APARTMENT 12, LOTHIAN HOUSE

124 Lothian Road

This exceptionally stylish city apartment is reached by a grand art deco entrance, which leads into a communal foyer. From here, a stairway and a handy lift lead to the home's front door which opens into a broad reception hall characterised by crisp white décor and fashionable charcoal-coloured carpets. Two large built-in cupboards provide convenient storage for belongings and there is a handy downstairs WC before the hall moves into the living room.

This inviting living space enjoys contemporary décor and unique styling that is perfectly in line with the art deco theme, including ambient wall lights and fitted picture frames with diamond-shaped lighting. It has a spacious floor area which is well-suited for relaxing and socialising and further benefits from a semi-open plan with the dining kitchen.

Features

- Well-presented, unique city-centre duplex apartment
- Private members leisure suite with swimming pool, gym & sauna
- Situated in B-listed Lothian House (1935)
- Highly desirable location at the very top of Lothian Road
- Grand shared entrance, foyer, stairwell & lift
- Reception hall with two cupboards and WC
- Monochrome, semi-open plan living room
- Art deco inspired dining kitchen
- Two airy, south-facing double bedrooms
- Contemporary 3pc bathroom suite
- Residents' Controlled Parking (Zone 4)
- GCH & DG





Here, there is room for a 4+ family dining table for convivial evening meals together and generous workspace in white. Sparkling black splashback panels contrast nicely with the worktops and come paired with wall and base cabinets in light timber-effect. LED strip lighting and a food-themed montage of Hollywood celebrities create a nostalgic Golden Age of cinema and an art deco inspired style totally in keeping with Lothian House. Two wine rack/bottle holders are incorporated into the design, along with seamlessly integrated appliances: an electric hob, an electric oven/grill, a dishwasher, a fridge, and freezer. An undercounter washer is also included.





TWO AIRY, SOUTH-FACING DOUBLE BEDROOMS

Upstairs, the second floor landing provides a deep storage cupboard and space for a study/vanity table before flowing into two airy double bedrooms presented in white, with soft carpeting for comfort. The first bedroom benefits from a curtained recess with wardrobe fixtures and additional storage set above, and both rooms benefit from a favourable south-facing aspect. Finishing the second floor is a three-piece bathroom suite (including an overhead shower and chrome towel radiator), featuring sparkling black splash panels and slate-effect styling for a wholly contemporary feel. Double glazed windows and gas central heating ensure year round comfort and efficiency.

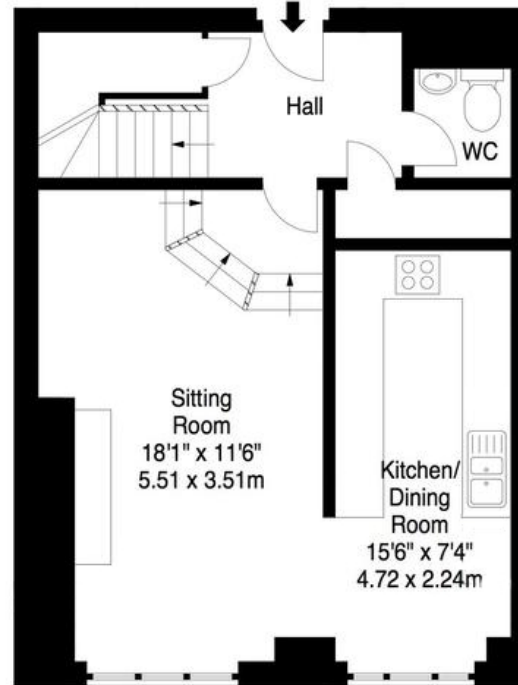
For added luxury, residents of Lothian House, plus family members and friends, enjoy full-access to a fully-refurbished leisure suite within Lothian House that boasts a swimming pool, gym, sauna, and games room. Controlled parking is available in the area with a residents' permit (Zone 4). EPC Rating - C.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washer to be included in the sale. All furnishings are available by separate negotiation.

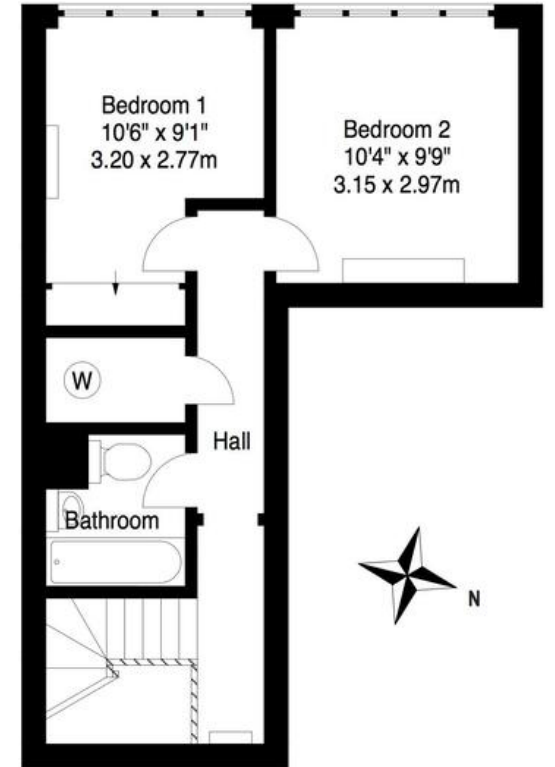




Approx. Gross Internal Area
846 Sq Ft - 78.59 Sq M
For identification only. Not to scale.



First Floor



Second Floor

