

# 18 Gayfield Place Lane

NEW TOWN, EDINBURGH, EH1 3NZ



*CHARMING THREE-BEDROOM MEWS HOUSE THAT  
IS IDEALLY POSITION ON A QUIET COBBLED STREET  
IN EDINBURGH'S SOUGHT AFTER NEW TOWN*



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McEwan Fraser is delighted to present this charming three-bedroom Mews house that is ideally positioned on a quiet cobbled street in Edinburgh's sought-after New Town. Gayfield Place Lane is located just between Leith Walk and Broughton Street, meaning it is in easy walking distance of the city's best shopping, restaurants, and cultural amenities.

Internally, the accommodation is focused on a beautiful open-plan kitchen and living room that has contemporary décor, laminate flooring, and excellent levels of natural light. There is plenty of space for a large suite and supporting furniture, giving a new owner plenty of flexibility to create their ideal living and entertaining space. The contemporary kitchen has a good range of base and wall-mounted units that provide plenty of prep and storage space.

## The Property









The ground floor also has a generous neutrally finished bedroom, which would be an ideal study/guest bedroom, with a suite of office furniture and a day bed.





Climbing the stairs takes you to two further bedrooms and the bathroom. Bedroom one is a beautifully bright and spacious double with large integrated wardrobes and plenty of space for a full suite of bedroom furniture. Bedroom two is a further double bedroom with integrated storage. The internal accommodation is completed by the bathroom, which is tiled and finished with a three-piece white suite that includes a shower over the bath.

For extra warmth and comfort, the property boasts gas central heating and double glazing. Internal viewing is highly recommended.





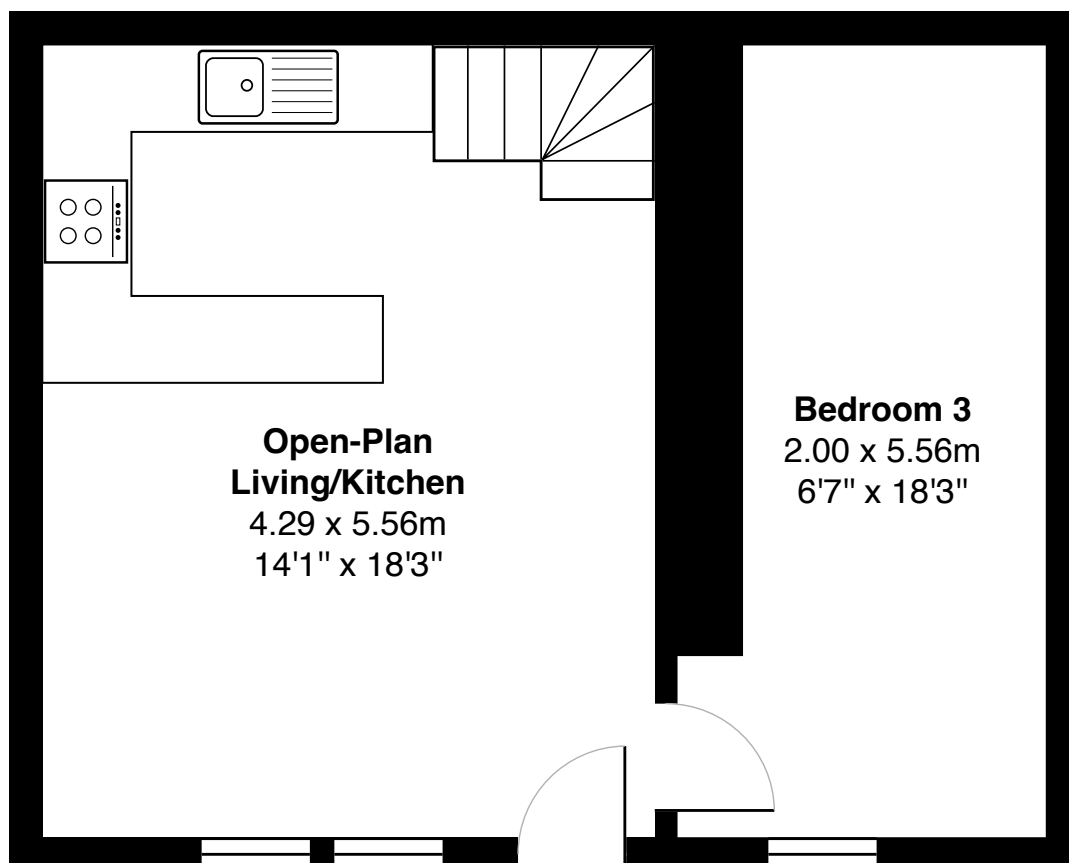
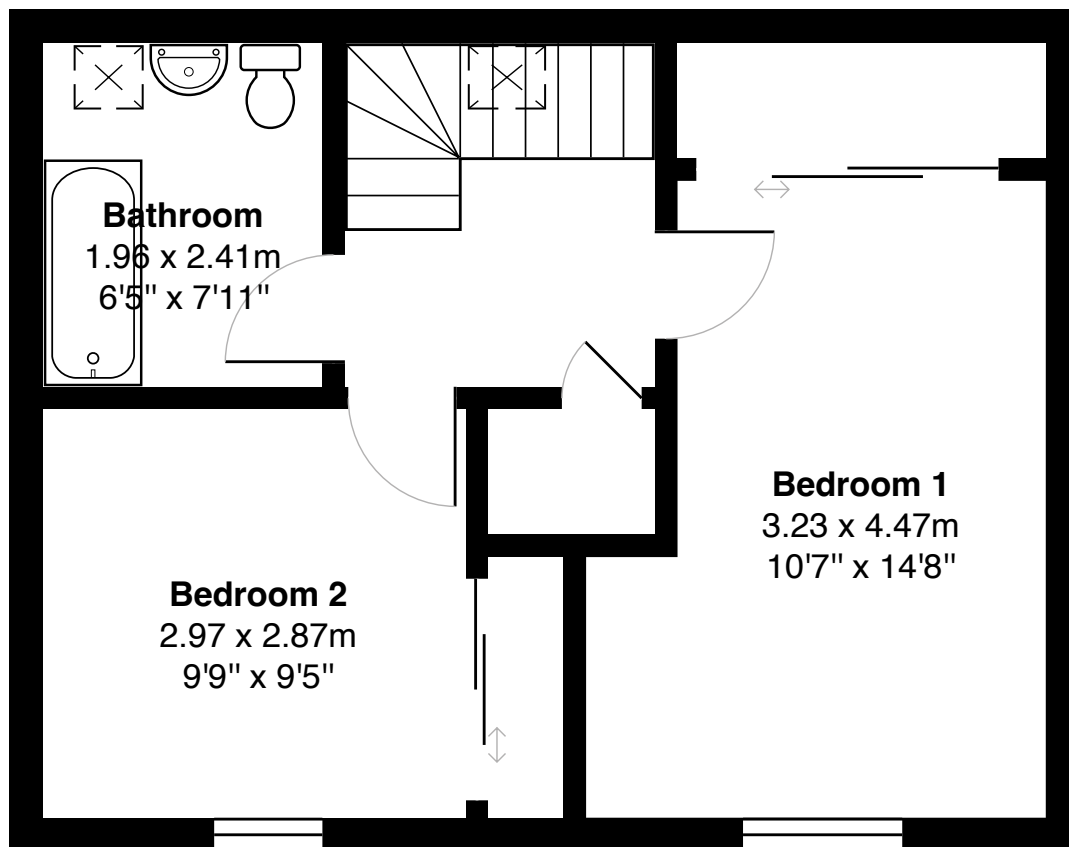
**Bedroom 2**











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Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>

EPC Rating: C







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Gayfield Place Lane is ideally positioned for the city's best shopping facilities which are available on Princes Street, George Street, and the all-new St James' Quarter which are within easy walking distance. A short walk from the property, you will find yourself at the top of Broughton Street, next to the famous Playhouse Theatre and the Omni Centre. The property is also situated between the tram stops at Picardy Place and Macdonald Road providing quick and convenient travel to Edinburgh Airport and Newhaven. For those who prefer open-air recreational facilities, Princes Street Gardens, the Botanic Gardens, and Inverleith Park are readily accessible.

The New Town of Edinburgh enjoys an international reputation as a UNESCO World Heritage Site. Some argue that there are no better examples of Georgian architecture on such a scale and in such condition. The New Town dates to the late eighteenth century and was constructed around a plan conceived by the architect James Craig who was, at that time, only twenty-three years old. His vision, based on a system of parallel streets and squares, was developed and extended over the next century reaching out to the Greenside in the east, Canonmills and Stockbridge in the north and out as far as Haymarket in the west. The castle rock and Nor' Loch, now Princes Street Gardens, formed a natural boundary to the south. This area forms the very heart of the city and is considered a masterpiece of city planning.

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## The Location



