

12 Young Street South Lane

NEW TOWN, EDINBURGH, EH2 4JF



*A DELIGHTFUL TWO-BEDROOM
MEWS STYLE FLAT*



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Welcome to Young Street South Lane, where historic charm meets modern living in the heart of Edinburgh's New Town. Nestled within this sought-after locale, we present a delightful two-bedroom mews style flat that seamlessly blends classic elegance with contemporary convenience.

As you enter this charming residence, you are greeted by a bright and inviting open living room, illuminated by natural light that streams in through well-appointed windows. The spacious living area provides a versatile space, perfect for entertaining guests or simply unwinding after a day exploring the vibrant city.

The Property





The well-equipped kitchen is a culinary haven, featuring a gas hob for precision cooking, a practical fridge freezer, and a convenient washing machine.





The main bedroom is generously proportioned, offering a comfortable sanctuary for relaxation. The single second bedroom, adaptable in function, can serve as a cosy sleeping space or be transformed into a productive home office, catering to the diverse needs of its residents.





Bedroom 2

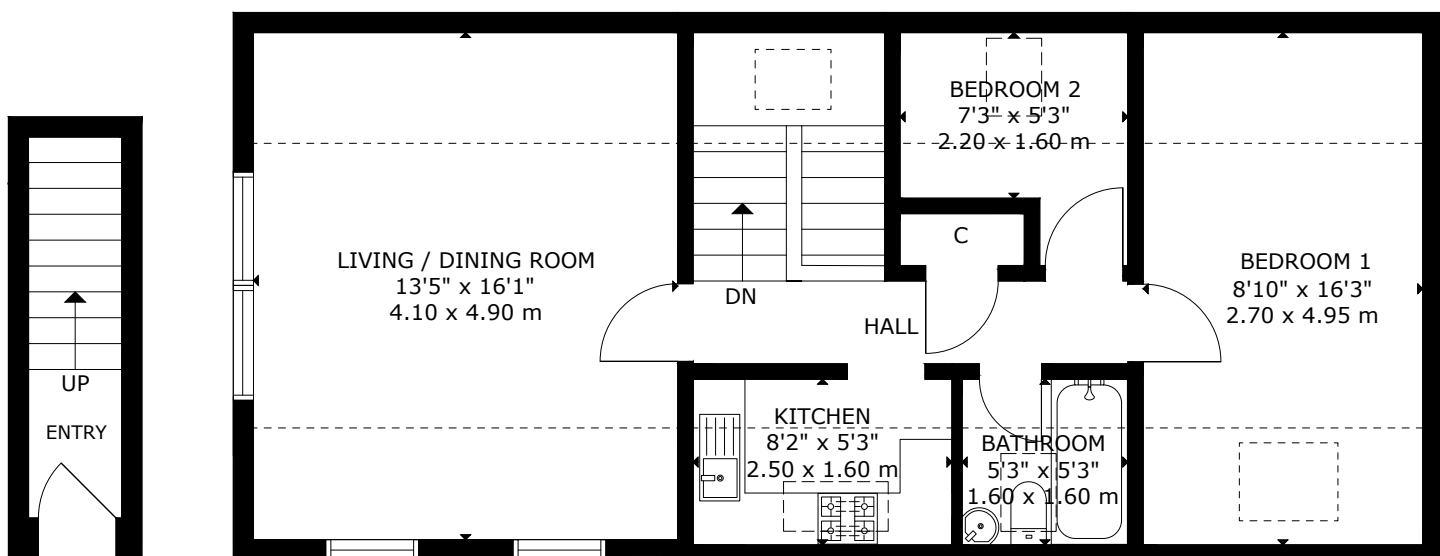




Completing the internal ensemble is the tastefully appointed bathroom, featuring a shower over the bath, a wash hand basin, and a WC.







Gross internal floor area (m²): 60m²

EPC Rating: D

Please note that the property does not have access to the garage underneath, parking permits are available from Edinburgh City Council for residential parking. Alternatively, there is plenty of paid meter parking within walking distance. As owner of the property, you will be entitled to exclusive use of Queen Street Gardens West.

Floor Plan

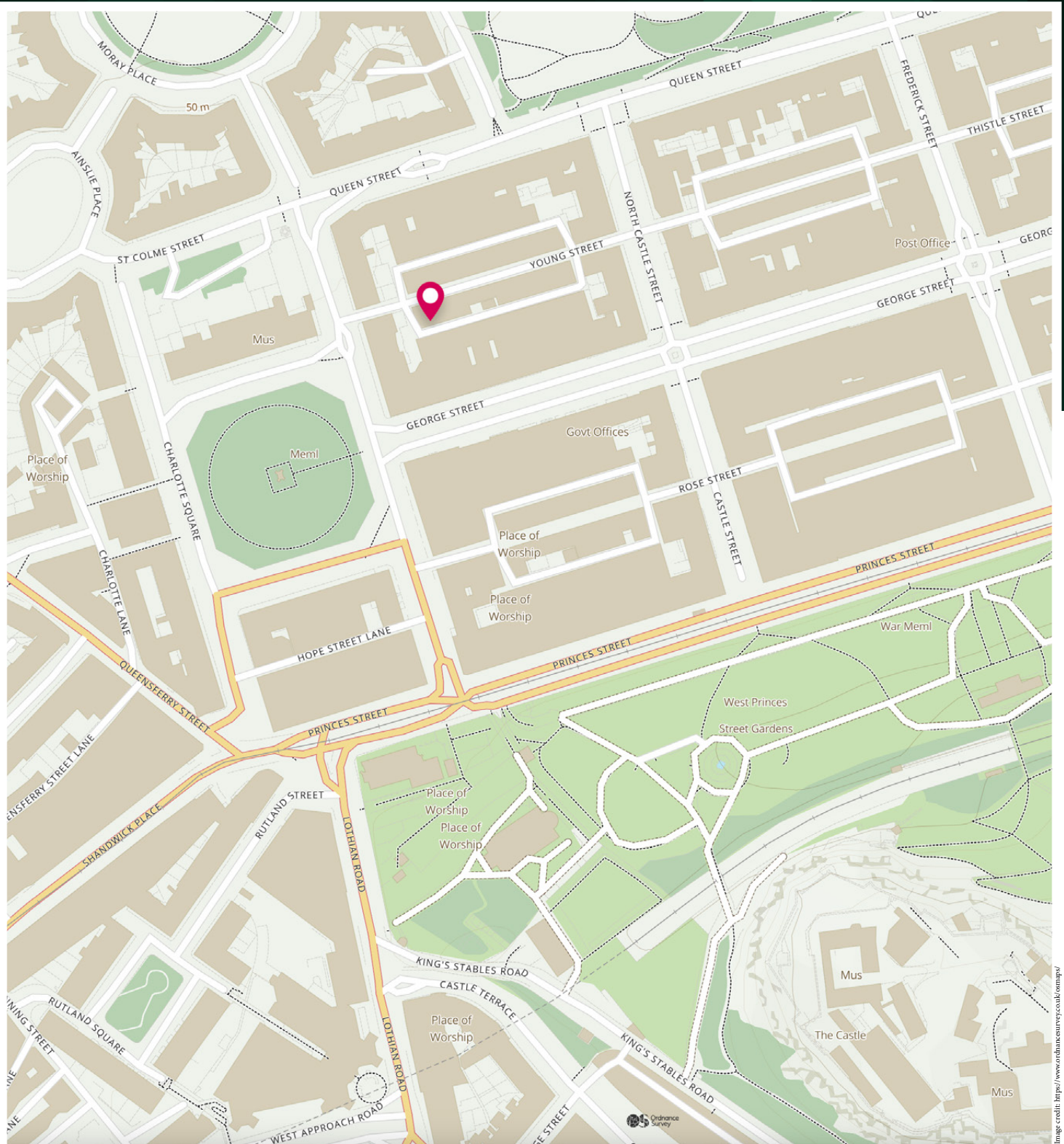


Young Street South Lane is situated in the heart of the city, backing onto George Street and within walking distance of Princes Street, where the city's best shopping facilities, as well as excellent bars and restaurants, can be found.

The West End is of course, where Edinburgh's entertainment facilities tend to be very highly concentrated. Here there is the Usher Hall, the Lyceum Theatre, an indoor sports facilities and health clubs, as well as The Bannatyne Health Club and Spa on Queen Street and the and Sheraton One Spa. These facilities are no more than a comfortable walk away. For those who prefer open-air recreational facilities, Princes Street Gardens is a five-minute walk away.

Transport links are excellent with buses running frequently within the area. Haymarket and Waverley train stations are both within close reach at either end of Princess Street, making this a highly desirable position.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
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