

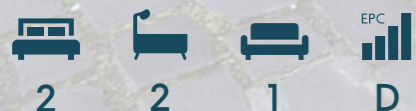


COULTERS[©]

WELCOME TO:

CIRCUS LANE

25 Circus Lane, Stockbridge, Edinburgh, EH3 6SU



CIRCUS LANE AT A GLANCE:



Picturesque
New Town street



Apartment with
integral garage



South-facing bright
living room



Minutes from
Stockbridge



Walking distance of
Royal Botanic Gardens



Excellent dining and
leisure amenities

EXTRAS:

All fixtures and fittings, including; carpets and fitted floor coverings.



A LITTLE BIT ABOUT THE PROPERTY:

Located on the elegant cobbled Circus Lane, one of the UK's most photographed streets, this is a well-presented two-bedroom mews house with an integral garage. In turn-key condition, this appealing property boasts bright interiors along with charming touches which include a spiral staircase and sash and case windows. Minutes from Stockbridge and within walking distance of the City Centre this will make a superb home, a desirable investment, or an enviable pied à terre.

- Light-filled living room with twin sash and case windows overlooking Circus Lane. Features handsome wooden flooring, and a focal mantelpiece and hearth.
- An attractive repainted L-shaped kitchen with soft grey shaker wall and floor units, splashback, and wood-effect worktops. Integrated appliances include an extractor hood, gas hob, and an oven.
- Elegant ground floor carpeted principal double bedroom with built-in double wardrobes.
- Second double bedroom to the rear with a matching interior design to the principal and a built-in cupboard.
- Family bathroom classic in style with wall-mounted shower over bath, WC, and washbasin.
- Modern walk-in shower room with WC and washbasin.
- Gas central heating throughout.
- Integral single-car garage and on-street (permit) parking.





LOCATION, LOCATION, LOCATION:

Situated in the heart of Edinburgh's historic UNESCO New Town World Heritage Site, Circus Lane enjoys a most prestigious and desirable position. Built in the mid-1700s, it is minutes away from Stockbridge with its cosmopolitan village-like feel.

Home to a wonderful selection of independent artisan shops, and boutiques, including Willow Boutique, and Golden Hare Books along with cafés and eateries like Herbie's of Edinburgh Deli, it is a bustling neighbourhood. Sunday market on nearby Saunders Street sells global street food, crafts, and delicious homemade produce. For daily shopping needs, there is a Sainsbury's Local within walking distance on Howe Street whilst Raeburn Place houses a range of convenience stores. You will find a large Waitrose at Comely Bank and a

Sainsbury's and Marks and Spencer at Craighleith Retail Park.

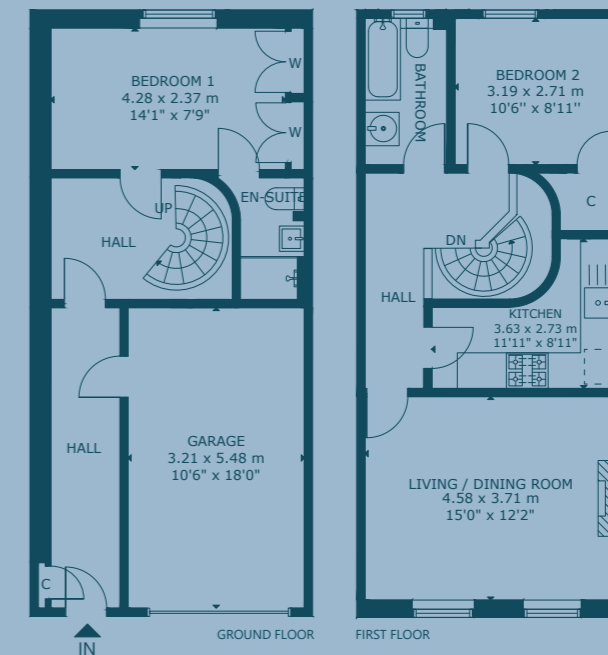
When it comes to days spent outdoors you are spoilt for choice. From the Royal Botanic Gardens to the panoramic City views of Inverleith Park. Experience the leafy Water of Leith walkway that takes you from Stockbridge to the 19th Century Dean Village. Other recreational pursuits include Glenogle Swim Centre and the Dean Tennis Club.

Local schooling includes Stockbridge Primary and Broughton High School with private options such as Edinburgh Academy and Fettes College nearby.

The area benefits from regular buses taking you swiftly to Edinburgh City Centre.



FLOOR PLAN:



25 Circus Lane, Stockbridge, Edinburgh, EH3 6SU

Approx. Gross Internal Area

1023 Sq Ft - 95 Sq M

For identification only. Not to scale.

© Nest Marketing

COULTERS[©]

WE'D LOVE TO
HEAR FROM YOU:

✉ enquiries@coultersproperty.co.uk

☎ 0131 603 7333

🌐 coultersproperty.co.uk

