



boyd property

36 Lynedoch Place Lane
EDINBURGH | EH3 7QA

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Description

Boyd Property are delighted to offer this charming, unique stone-built mews style cottage with a private parking space at the entrance and a courtyard patio area. It is situated in an attractive cobbled no exit lane and is set back from the street in a quiet position behind Drumsheugh Gardens. The cottage comprises a welcoming entrance hall, a comfortable lounge/dining room, a modern kitchen with skylight, a double bedroom with fitted wardrobes (including storage space above) and a shower room with skylight. The property also benefits from its own front door, gas central heating and double-glazed sash windows. It provides a conveniently located base in the city centre, ideal as a home, pied-à-terre, or investment purchase.

Location

Edinburgh, famous for its architectural history provides one of the most attractive and residential working environments and is famed as a city of culture. Lynedoch Place Lane is situated in the very heart of this, located in the desirable West End area. It enjoys unrivalled access to the city's fantastic array of shopping and entertainment amenities, and historic and cultural attractions. It is also convenient for accessing the Water of Leith, various Art Galleries, the Royal Botanic Gardens and Princes Street Gardens. The area is well-served by transport links, offering connections across the city and further afield. Lynedoch Place Lane is ideally situated for access to the city's two main train stations Haymarket and Waverley, as well as Edinburgh Trams.

Extras

All fitted floor coverings, integrated kitchen appliances, fridge/freezer and washer/dryer.

Price & Viewing

For price and viewing information contact Agents.



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A charming, unique stone-built cottage with private parking space and courtyard patio area to the front.

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Features

- Sought after location
- Private parking space
- Private courtyard
- Entrance hall
- Lounge/Dining room
- Kitchen
- Double bedroom
- Shower room
- Double glazing
- Gas central heating
- High Ceilings





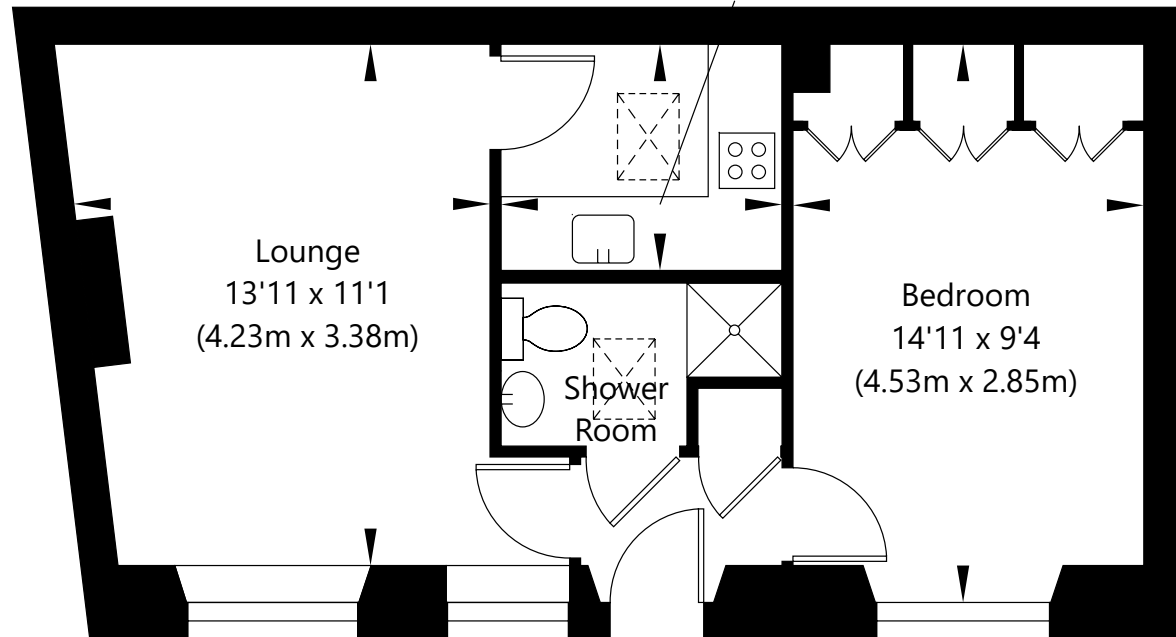
Ground Floor

Approx. Internal Area 37.95 Sq M / 409 Sq Ft.

Not to scale. For identification only.

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Kitchen
7'6 x 6'0
(2.28m x 1.84m)



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