

COULTERS[©]

12 LYNEDOCH PLACE LANE

WEST END, EDINBURGH, EH3 7QA



TAKE A LOOK INSIDE

12 Lynedoch Place Lane is a very large, double garage situated on a charming cobbled lane in the heart of Edinburgh's West End.

The property has two secure up-and-over doors to the front and there is electric lighting and a car maintenance/inspection pit.

The garage measures 7.62 x 5.87m (41.99 sqm) and would allow for 2 cars to be parked with storage/workshop space at the rear.

KEY FEATURES



Extremely large double garage.



Situated on a quiet cobbled lane in Edinburgh's West End.



Two, secure up and over doors.



Lighting.



Maintenance/inspection pit.



THE LOCAL AREA

The West End of Edinburgh is a vibrant and historic area nestled between the city's iconic New Town and picturesque Dean Village. The streets are lined with elegant Georgian townhouses, boutique shops, and cafés and the main thoroughfares of Princes Street and George Street are within a short walk.

One of the most recognisable features of the West End is the historic Dean Bridge, offering breathtaking views over the Water of Leith. Just a short walk away is the Dean Village, a tranquil and picturesque area that feels like stepping back in time with its cobbled streets and old mill buildings. The National Galleries of Scotland are also nearby.

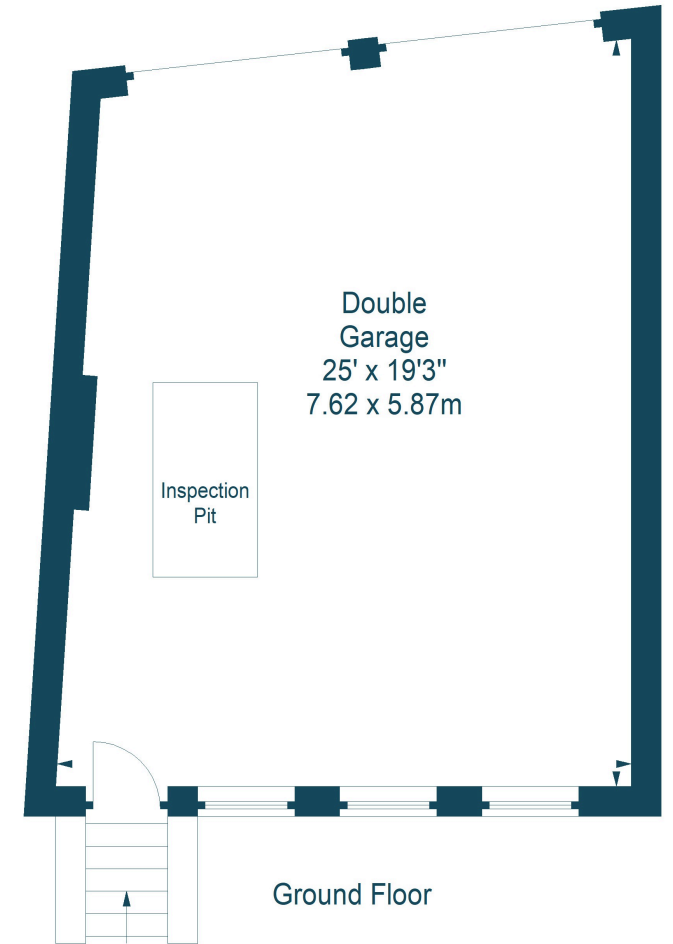
IMPORTANT NOTE

Coulters are also selling the ground and garden flat at 12 Lynedoch Place. The garage will not be sold separately unless the purchaser of the flat does not wish to buy it.

**Lynedoch Place,
Edinburgh, EH3 7PX**



Double Garage
Approx. Gross Internal Area
452 Sq Ft - 41.99 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.



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