



19 Dewar Place Lane
West End, Edinburgh, EH3 8EF

EPC
D

SIMPSON & MARWICK

simpsonmarwick.com

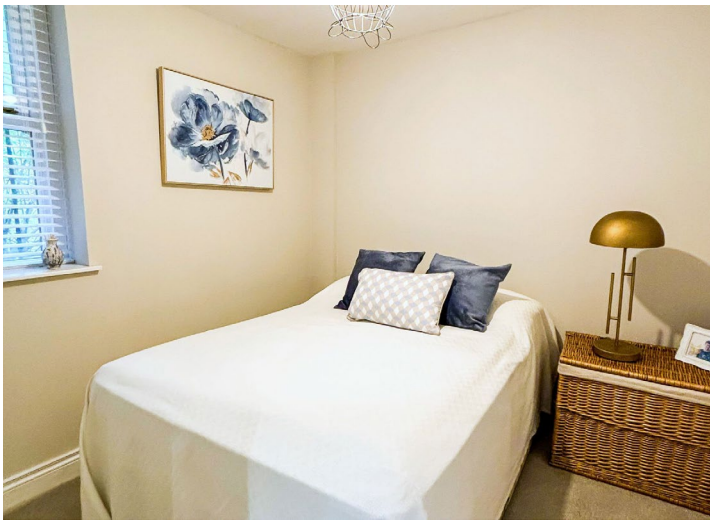
19 Dewar Place Lane

West End, Edinburgh, EH3 8EF

Rarely available terraced mews house with 3 bedrooms in excellent central location

- Double height kitchen/sitting/dining room
- Modern kitchen with breakfast bar
- 3 double bedrooms
- Versatile snug/home office
- 2 shower rooms with separate WCs
- Fantastic level of storage throughout
- Excellent central location
- Integrated garage
- Permit parking
- Gas central heating & double glazing





DESCRIPTION

Exceptionally bright and rarely available terraced mews house with 3 double bedrooms and integrated garage, conveniently positioned in a quiet central location. This fantastic home offers comfortable and very well planned accommodation over 2 levels in excellent order throughout. The exceptionally bright, double height open plan kitchen/dining/ sitting room is a superb room with ample space for furniture. It is flooded with natural light and has a well-equipped modern kitchen, breakfast bar, island unit, and 2 excellent storage/utility cupboards. All 3 bedrooms are well-proportioned and there is a modern shower room and separate WC compartment on each floor. In addition, there is a versatile snug area, perfect for relaxed TV watching or to be used as a home office, and it has an excellent level of storage throughout. This exceptional property in a most convenient location will be a popular choice for many, so early viewing is highly recommended.

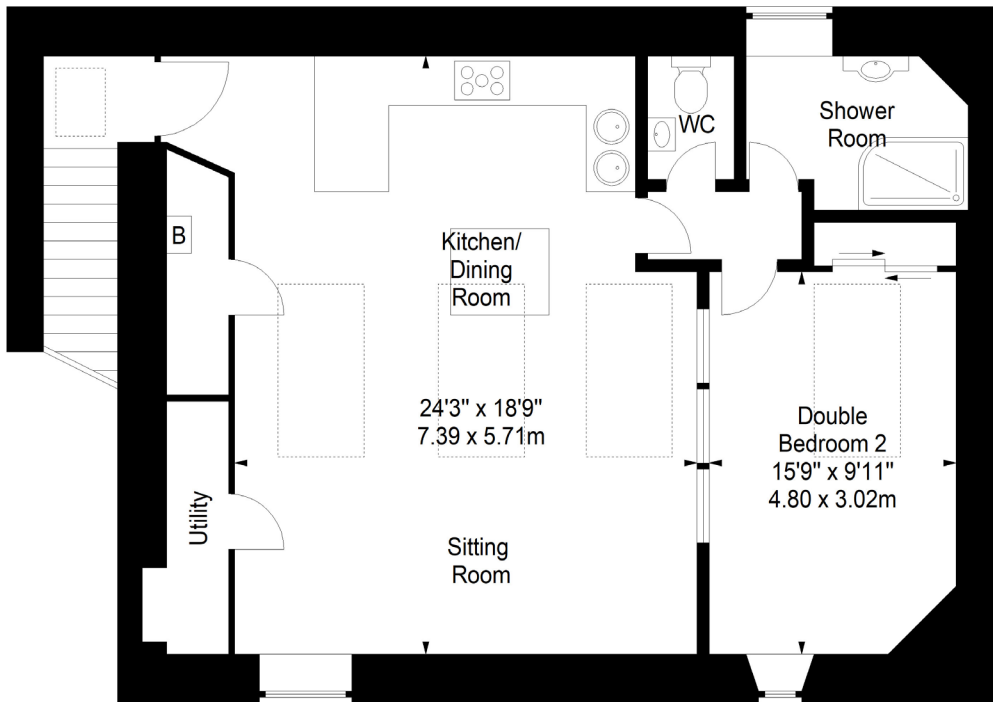
LOCATION

The West End is close to many of the capital's finest shops and restaurants as well as its commercial and retail core in George Street, Princes Street and St James Quarter. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of speciality shops, food stores, fashionable bars, quaint coffee shops, delis and boutiques. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. Haymarket rail station and tram stop are both just a few minutes' walk, and regular public transport provides swift access in and around the city. By car, main roads connect quickly to the City Bypass, Edinburgh International Airport, the Queensferry Crossing and central motorway network. Please note, this property is outside the LEZ zone.

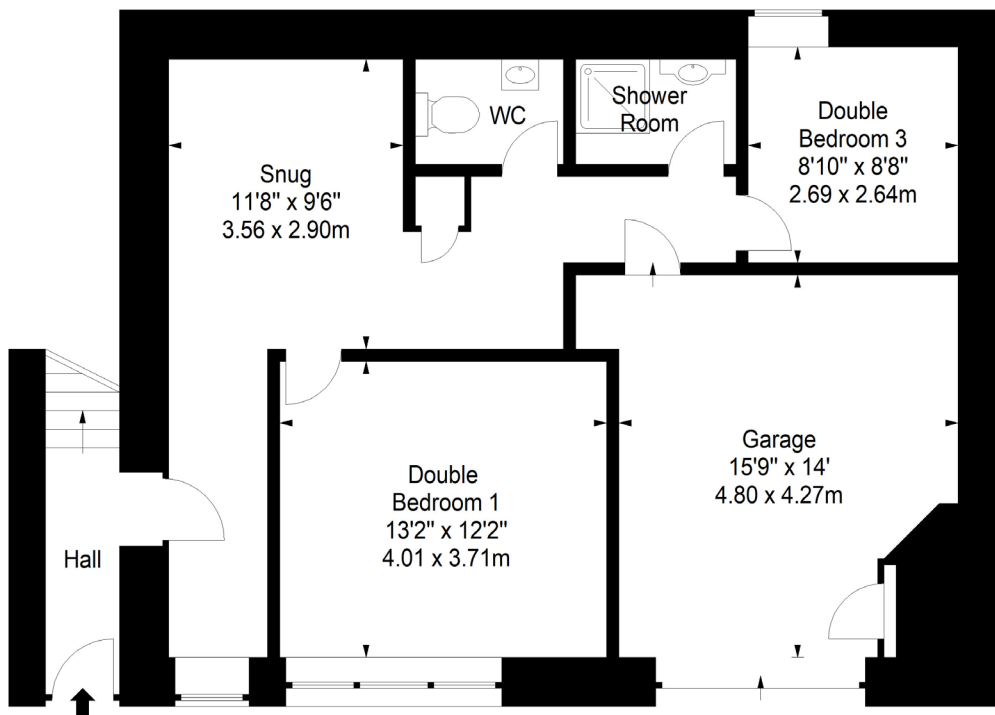
FIXTURES AND FITTINGS

All fitted floor coverings, appliances - gas hob, double oven, extractor hood, fridge and freezer, along with fittings and fixtures are included in the sale.

Approx. Gross Internal Area
1683 Sq Ft - 156.35 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2023



First Floor



Ground Floor

SIMPSON & MARWICK

📞 0131 581 5700

simpsonmarwick.com

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.