



Circus Lane, Edinburgh, EH3





A stunning, fully renovated two bedroom mews flat on the iconic Circus Lane.

This exquisite two bedroom mews flat is nestled in the heart of Edinburgh's charming Circus Lane. Fully renovated by the current owners, the home boasts a high specification throughout and offers a perfect blend of modern luxury and classic elegance.



Offers Over £875,000 **Tenure** Freehold **Local Authority** The City of Edinburgh Council **Council Tax** Band TBC





The property

Upon entering the property via a private main door, you are welcomed into a beautiful hallway leading through glass panelled doors to the expansive open plan kitchen, living and dining area. Designed for contemporary living, the large windows flood the space with natural light, creating an inviting atmosphere. The sleek, modern kitchen area is equipped with top-of-the-line Miele appliances, Bora induction hob with downdraft extraction and Quooker tap. Off the living area you are led to the wine store with wine fridge integrated and plentiful bottle storage. Through a further door is a handy WC to service the ground floor.

Down the newly installed oak stair are the bedrooms. The comfortable master suite features a spacious bedroom with in-built storage and a large en suite bathroom. The second double bedroom offers ample space and versatility with clever storage areas, perfect for guests or a home office. Both bedrooms benefit from electric blinds and windows. Off the corridor is a generous, well-appointed family bathroom for the second bedroom and guests. Concluding this floor is the utility area with washing machine and space for a dryer, doubling also as additional wardrobe space or dressing area.



This exceptional property is perfect for those seeking a sophisticated urban lifestyle in a historic and vibrant neighbourhood.

Location

The quaint cobbled mews lane of Circus Lane provides a wonderfully picturesque setting, decked with flowers and shrubs. Peacefully nestled between the New Town and the popular residential area of Stockbridge, both renowned for their charming local character and thriving atmosphere and only half a mile from Edinburgh city centre; location and setting does not get any better.

Nearby there is a large selection of independent boutiques, galleries, shops, bars and restaurants as well as Waitrose and Marks and Spencer supermarkets at nearby Comely Bank. It is also within close proximity of several private gardens to which residents can apply for membership as well as the members-only Dean Tennis Club and The Grange Cricket & Tennis Club. There is a wealth of sporting and leisure activities in the area with Inverleith Park, the Water of Leith Walkway, the Royal Botanical Gardens and Glenogle Swimming pool all within easy reach.

The flat is well placed for access to Edinburgh airport, Waverley train station, the Tram terminus and the central motorway network of Scotland.

Financial Guarantee/Anti Money Laundering

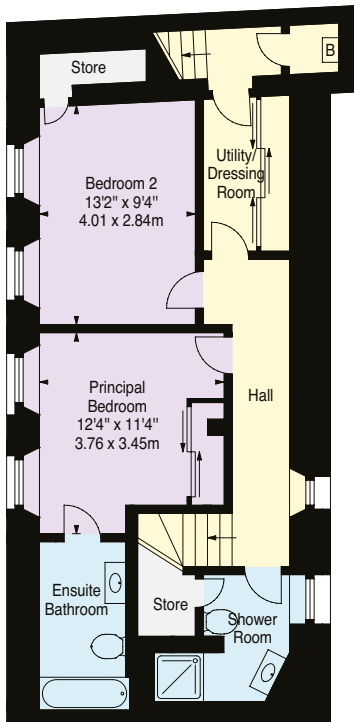
All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Approximate Gross Internal Floor Area

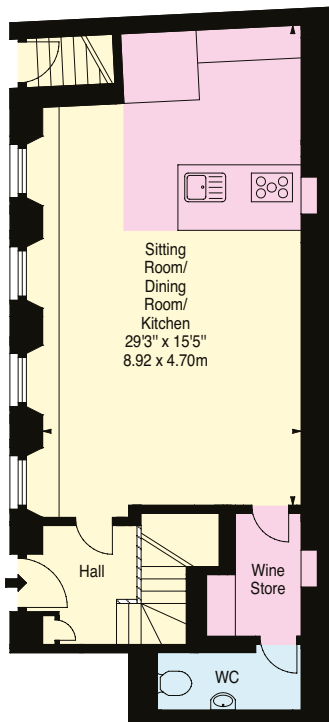
1276 Sq Ft - 118.54 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Lower Ground Floor



Ground Floor



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated July 2024.

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