



Gayfield Place Lane, Edinburgh, **EHI**



A three storey mews house with four bedrooms, private garden and garage.

Situated in the heart of Edinburgh, 15 Gayfield Place Lane is an exceptional four-bedroom mews house offering a serene and private setting while being just moments from the city's vibrant amenities. The property boasts generous, light-filled living spaces across two levels, making it an ideal home for families or professionals.

On the ground floor, you'll find a spacious, beautifully designed kitchen equipped with high-end integrated appliances, including a main oven, gas hob with extractor, and dishwasher. The sleek Quartz countertops add a touch of elegance, and the kitchen flows seamlessly to the west-facing, walled garden through patio doors—perfect for outdoor dining and relaxation. Additionally, the ground floor features a utility room with space for both a washing machine and tumble dryer, as well as ample shelving. A conveniently located WC completes this level.

Upstairs, the principal bedroom offers an impressive walk-in wardrobe, extra built-in storage, and a stylish en suite shower room. The upper floor also houses three additional well-proportioned bedrooms, two with built-in wardrobes, and a modern family bathroom with both a bath and separate shower.



4



2



2



Single

EPC

C

Offers Over

£660,000

Tenure

Freehold

Local Authority

The City of Edinburgh Council

Council Tax

Band G



The property includes a highly sought-after integrated garage, accessible from both the street and directly from the entrance hall. To the rear, the tranquil west-facing garden is a peaceful retreat, featuring an array of mature plants and shrubs that provide vibrant colour throughout the seasons.

This stunning mews house is perfectly suited for families, young professionals, or those seeking a central pied-à-terre in one of Edinburgh's most desirable locations.

Location

Gayfield Place Lane is situated off Gayfield Square, located within the New Town Conservation Area.

It is particularly well located for all the amenities of the city centre with a wide variety of local specialist shops and restaurants in St James Quarter and is within easy walking distance of John Lewis, Multrees Walk, Harvey Nichols, George Street and Princes Street.

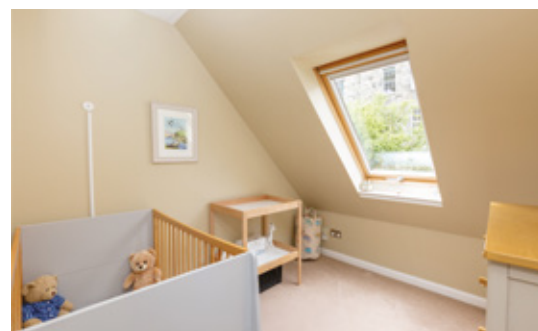
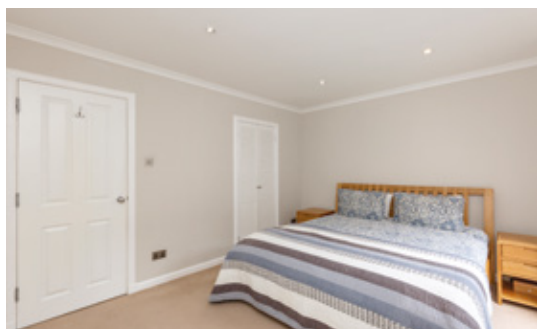
There is an excellent choice of cultural activities in the vicinity including theatres, cinemas and museums.

The tram terminus, Waverley train station and bus links to Edinburgh airport are close by while the delightful open spaces of Inverleith Park, the Royal Botanic Garden and Holyrood Park are also within easy reach.

The area is convenient for a variety of private and local schools, including Edinburgh Academy, Fettes College and Erskine Stewart's Melville Schools.

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.



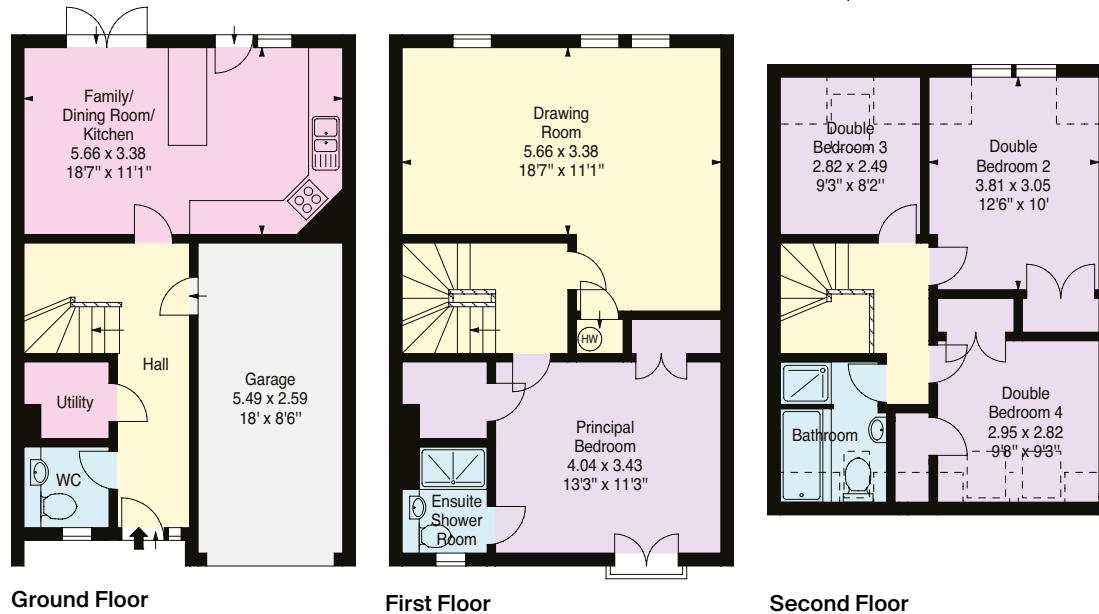
Approximate Gross Internal Floor Area

1569 Sq Ft - 145.76 Sq M

(including Garage)

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



These documents will be required for all individuals who will appear on the title once the transaction is complete.



Knight Frank Edinburgh
 80 Queen Street
 Edinburgh
 EH2 4NF
knightfrank.co.uk

I would be delighted to tell you more
Ricardo Volpi
 0131 222 9600
ricardo.volpi@knightfrank.com



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.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated October 2024. Photographs and videos dated October 2024.
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com