

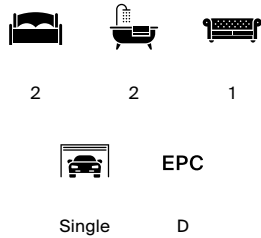


## QUEENSFERRY STREET LANE

Edinburgh, EH2

# A SUPERB TWO BEDROOM MEWS HOUSE

With a generous internal single garage.



Local Authority: The City of Edinburgh Council

Council Tax band: D

Tenure: Freehold

Offers Over: £550,000







## DESCRIPTION

Nestled on Queensferry Street Lane, this beautifully refurbished stone-built mews house seamlessly blends traditional charm with modern luxury. Finished to the highest standards, the property is filled with natural light and offers stylish, comfortable living throughout.

The ground floor features a generous single garage with ample storage, power supply, and space for a washing machine and dryer. A staircase leads to the first floor, where the main living space is located—a spacious open-plan living and dining area complemented by a sleek, contemporary kitchen.

The property boasts two generously sized double bedrooms, a modern family bathroom, and a separate shower room, both enhanced with electric underfloor heating.



Additionally, an advanced Intelligent Smart Home system controls lighting, heating, and security, ensuring convenience and efficiency whilst there is also multi-room audio and TV.

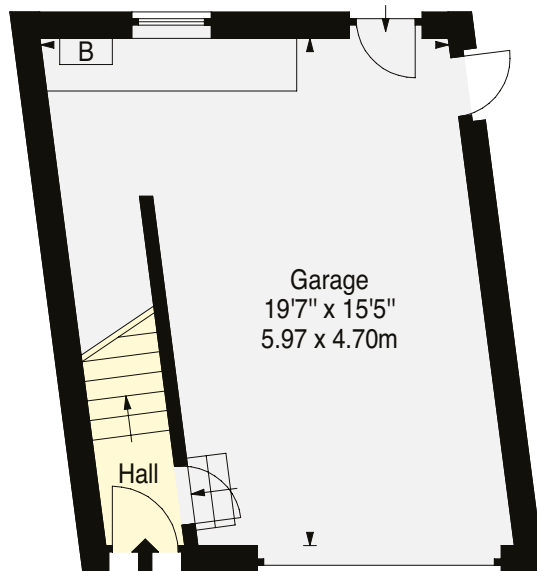
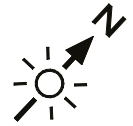
With a short-term let license already in place, this property presents an outstanding investment opportunity. Knight Frank can provide details of historical gross and net rental revenues upon request.

## LOCATION

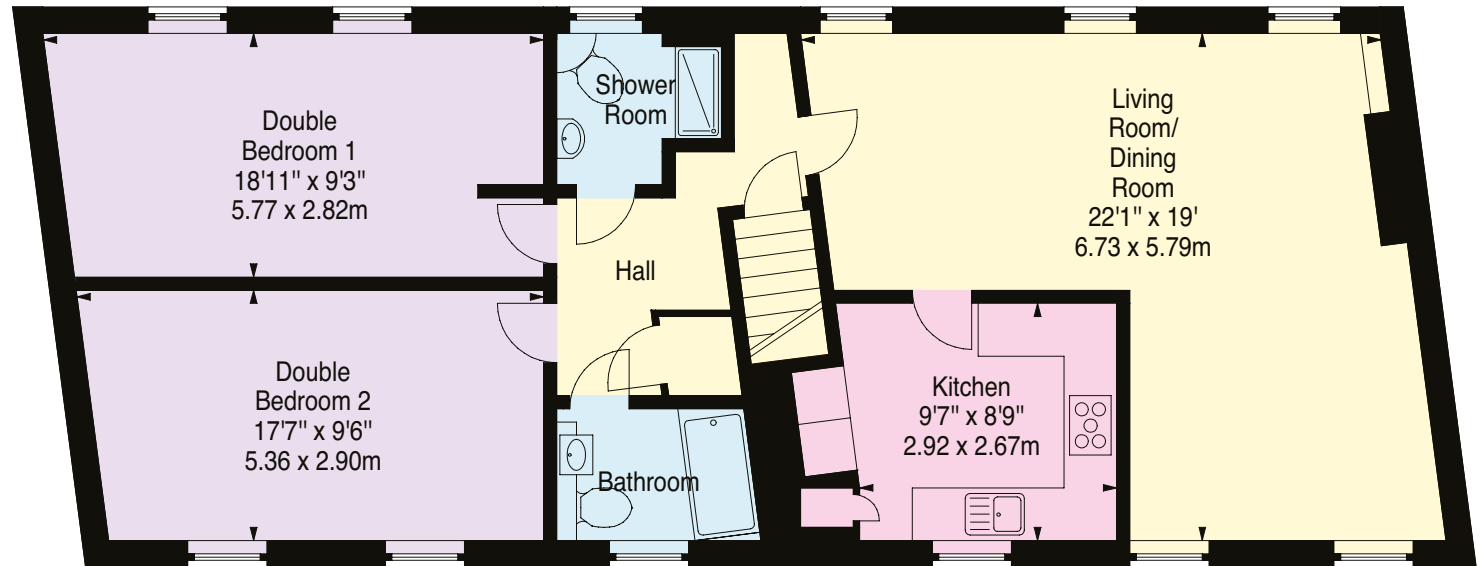
Queensferry Street Lane is perfectly located in the heart of the sought-after West End yet quietly nestled away from the main routes of the city. With many award winning restaurants, shops and attractions Queensferry Street Lane is ideal for buyers looking to create a home in the City that offers first class amenities on your door step. Stockbridge 'The Village in the City' is a short walk over the picturesque Dean Bridge. Stockbridge has a wide range of local butchers, bakers and fishmongers as well as cafés and yet more restaurants and bars. The property is also conveniently situated for the main financial centres and both Haymarket train station and the Tram at Shandwick Place are within easy reach. There are a range of schools within easy reach such as Erskine Stewart's Melville Schools, Fettes College and The Edinburgh Academy.



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



**Ground Floor**



**First Floor**

Approximate Gross Internal Area =  
1281 Sq Ft - 119.00 Sq M  
(Including Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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.

I would be delighted  
to tell you more.

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