



7 Gloucester Lane

NEW TOWN | EDINBURGH | EH3 6ED



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7 Gloucester Lane is a charming 2-bed, main-door mews property located in Edinburgh's prestigious New Town. Situated in a pretty cobbled lane of traditional mews properties, the property is ideally located for Edinburgh's city centre and all it has to offer.

Welcoming hall with utility cupboards and clothes pulley; bright and generous sitting room / dining room with views to the rear; kitchen with a range of wall mounted and floor standing units and integrated appliances; double bedroom 1; double bedroom 2; shower room with three-piece suite comprising WC, wash hand basin and shower cubicle.

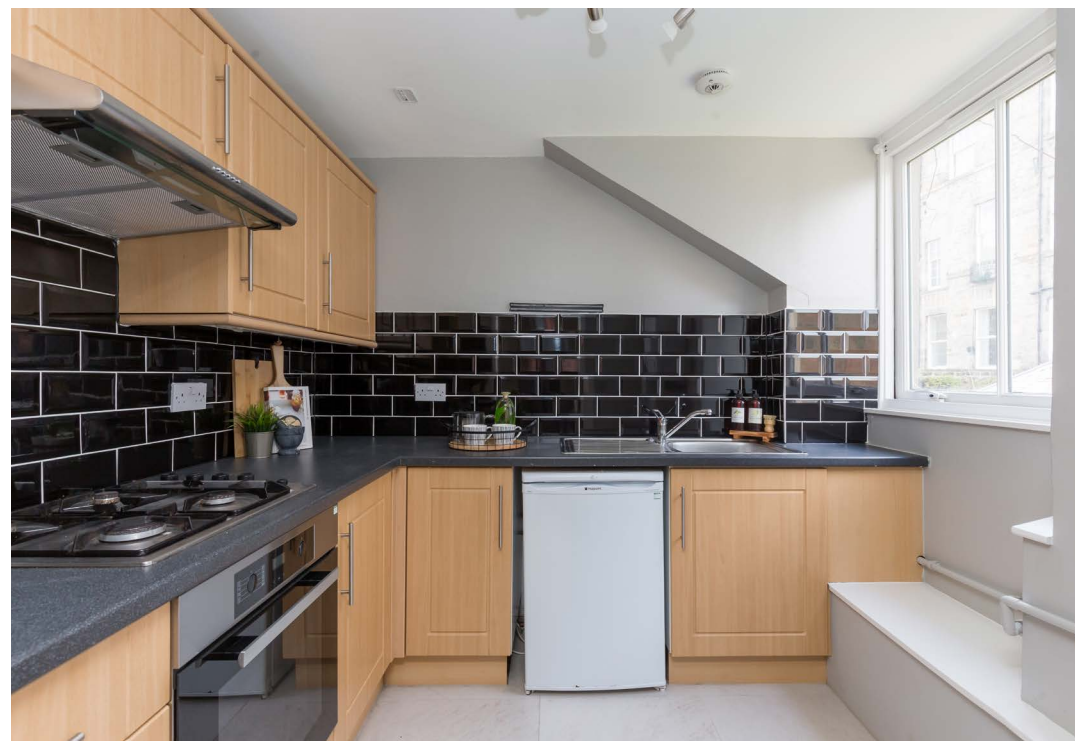
A single garage may be available by separate negotiation.

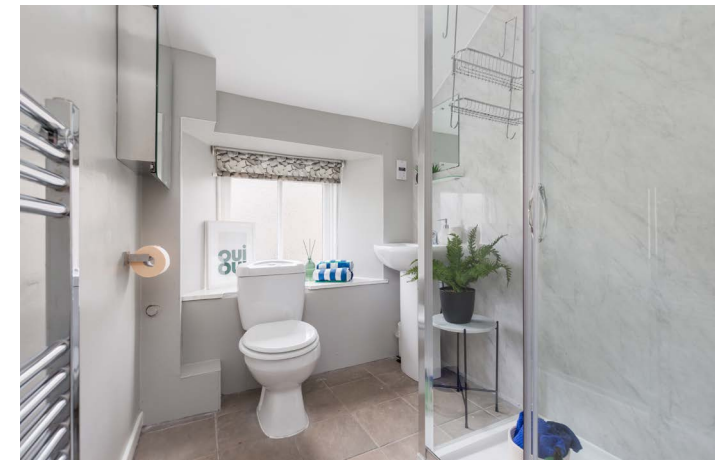
Residents Permit zone 5A and metered parking is available on the surrounding streets.

Gas central heating. Double glazing.

All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen". All white goods are included in the sale and, as per Standard Clauses Edition 6, no warranties are given.

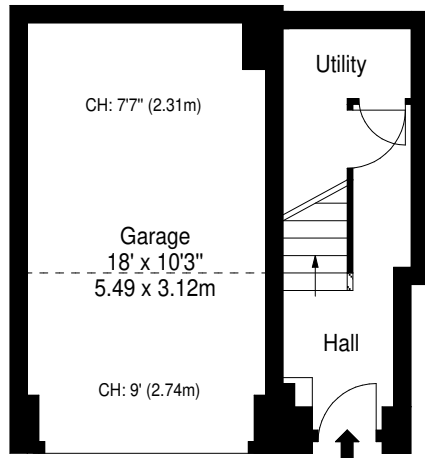
The Scottish Conveyancers Forum guidance indicates that it is not appropriate for solicitors to be involved in checking compliance with the rules surrounding interlinked smoke alarms and heat detectors. Again, as per Standard Clauses Edition 6, no warranties are given that such a system is in place.



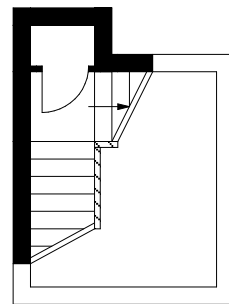


Gloucester Lane, Edinburgh, EH3 6ED

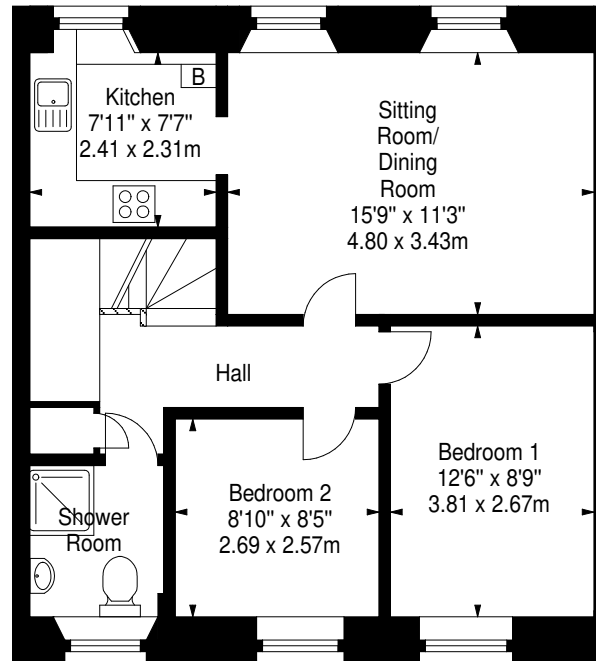
Approx. Gross Internal Area
711 Sq Ft - 66.05 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



Ground Floor
Half Landing



First Floor

Location

Edinburgh's fashionable New Town is typified by pretty Georgian and Victorian Crescents and wide open streets, and is one of Edinburgh's most desirable locations as well as being a UNESCO World Heritage site. Located within easy reach of the city centre the property is also conveniently located for the Clydsdale Bank Plaza, the IECC and the financial institutions based on Lothian Road together with both the Scottish Widows and Standard Life headquarters. Charlotte Square, Princess Street, George Street, the vibrant and atmospheric Old Town and the rejuvenated canal basin are all easily accessible, providing a wide range of amenities, shops, bars and restaurants. The King's, Traverse and Royal Lyceum theatres are all close by, together with cinemas such as the Edinburgh Filmhouse and Odeon. The immediate area boasts The National Galleries of Scotland Modern One and Modern Two, together with the delightful Belgrave Crescent Gardens. Nearby Stockbridge features an excellent array of boutique shops, cafes and restaurants as well as a Waitrose supermarket. Inverleith Park is close by and leisurely strolls along the Water of Leith walkway and the world-renowned Royal Botanical Gardens make the perfect escape from the hustle and bustle of city life. There are numerous sports clubs within the immediate area offering everything from Westwoods Health Club to tennis and padel courts at The Edinburgh Sports Club, rugby at The Accies, and The Grange Club featuring cricket, hockey, squash and tennis sections, with two padel courts and an indoor tennis court recently completed. Excellent public transport links such as Waverley train station, regular bus services along Queen Street and Edinburgh's tram service are all available nearby.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.