



RALPH SAYER
SOLICITORS & ESTATE AGENTS

19 Windsor Street Lane

New Town, Edinburgh, EH7 5JZ

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This traditional mid-terraced house is situated in the city's exclusive New Town, within its UNESCO World Heritage Site conservation area, and offers an open-plan dining kitchen and living room, two double bedrooms, two bathrooms, and a separate WC, all presented with attractive, contemporary interiors and a neutral palette of décor. Externally, the home is accompanied by a low-maintenance, south-facing garden and a garage/sauna with a shower room. The home's excellent central location allows for easy access to the unrivalled amenities that the city has to offer.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Property Summary

- Traditional mid-terraced house in the New Town
- Within the New Town conservation area
- Well-presented, modern interiors
- Entrance vestibule with storage and hall with storage and WC
- South-facing living room with garden access
- Contemporary dining kitchen
- Principal bedroom with en-suite bathroom
- Second double bedroom with en-suite shower room
- South-facing, low-maintenance garden with summerhouse
- Garage/sauna with shower room
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - F



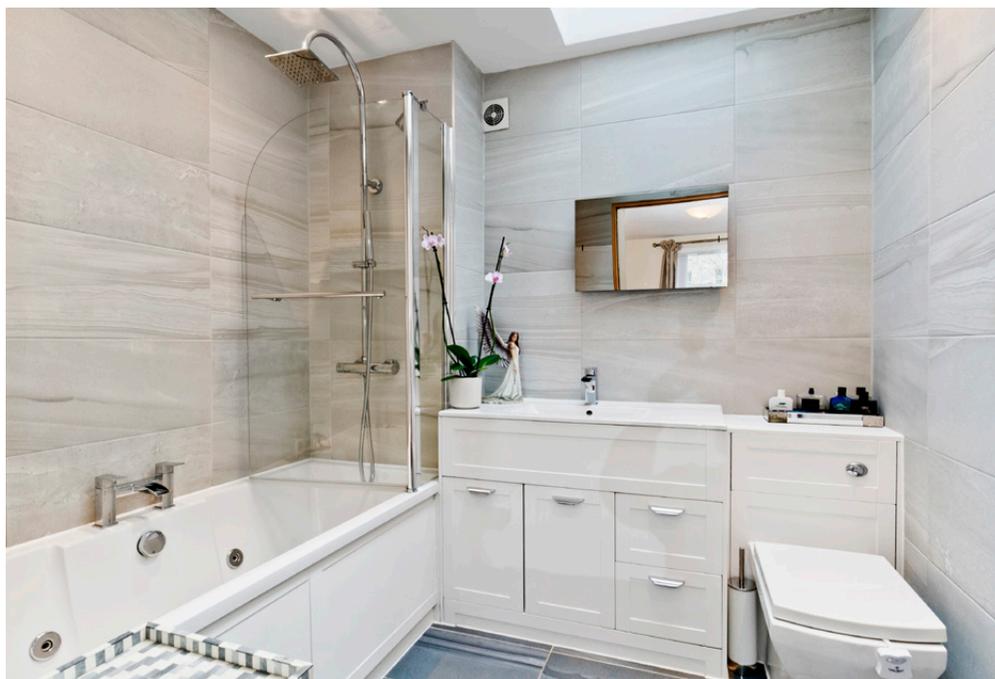




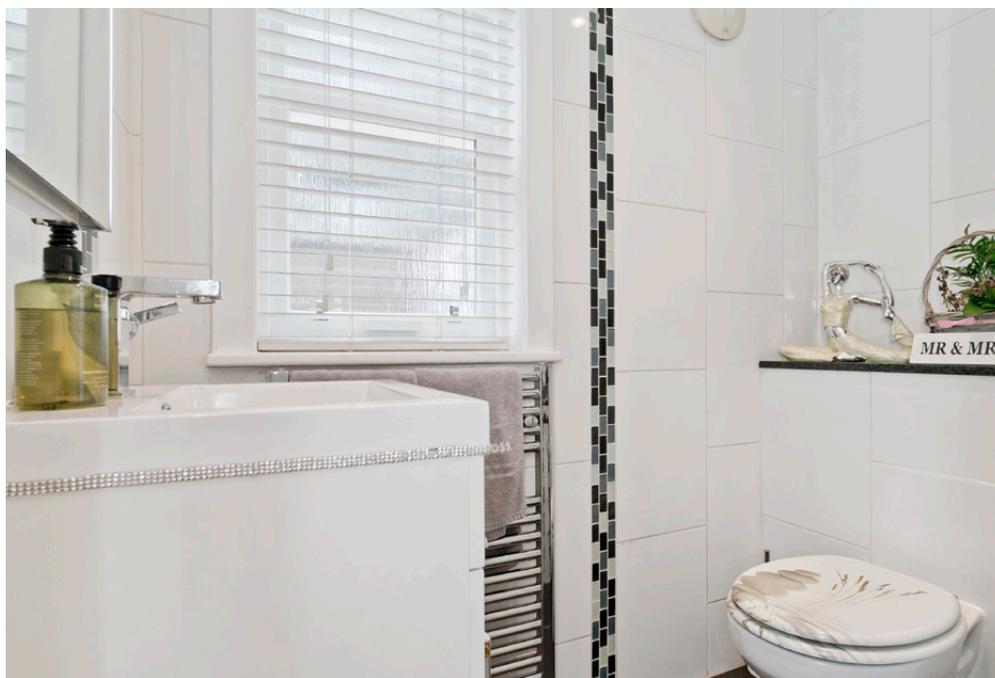
Principal bedroom with
en-suite bathroom
and second double
bedroom with en-suite
shower room







Garage/sauna with shower room and a south-facing, low-maintenance garden with summerhouse





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dream property!



RALPH SAYER
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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crosssway South
Edinburgh, EH11 4EP

espc CHARTERED FIRM

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

