

COULTERS<sup>©</sup>

# 12 LYNEDOCH PLACE

WEST END, EDINBURGH, EH3 7PX

 3 BED  1 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

12 Lynedoch Place is a superb ground and garden flat situated in Edinburgh's prestigious West End.

The property forms part of an A-listed Georgian townhouse located a short walk from Princes Street and George Street.

An attractive front garden provides access to the communal front door and vestibule, shared with only one other property.

## KEY FEATURES



Superb ground & garden flat in the heart of Edinburgh.



Three bedrooms, one with an ensuite WC.



Private front and rear gardens with 3 cellars.



Large double garage accessed via Lynedoch Place Lane.



Superb, central location within a short walk of Princes Street and Stockbridge.



Drumsheugh Baths & Dean Tennis & Squash Club are nearby.



EPC Rating - D

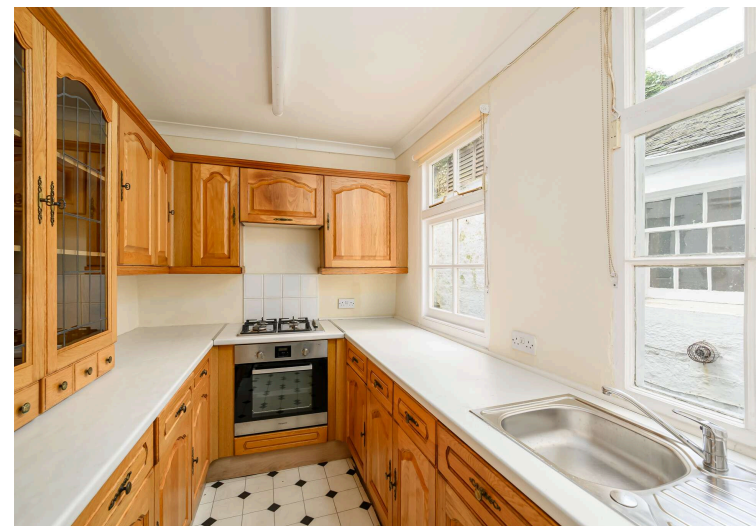


Council Tax Band - G





VIRTUALLY STAGED IMAGE



The spacious and flexible accommodation offers wonderful period features throughout. The ground floor comprises - spacious entrance hall; drawing room with two windows overlooking the front garden and feature fireplace; principal bedroom with ensuite WC; sunroom; and conservatory giving access to the rear garden.

A wide staircase leads to the garden level accommodation which comprises - a wide hall with two storage cupboards and an under stair store; large sitting/dining room with door to the rear garden; kitchen; utility; double bedroom 2; bedroom 3; bathroom and separate WC. There are two cellars to the rear of the property and a further cellar which can be access from the front patio.



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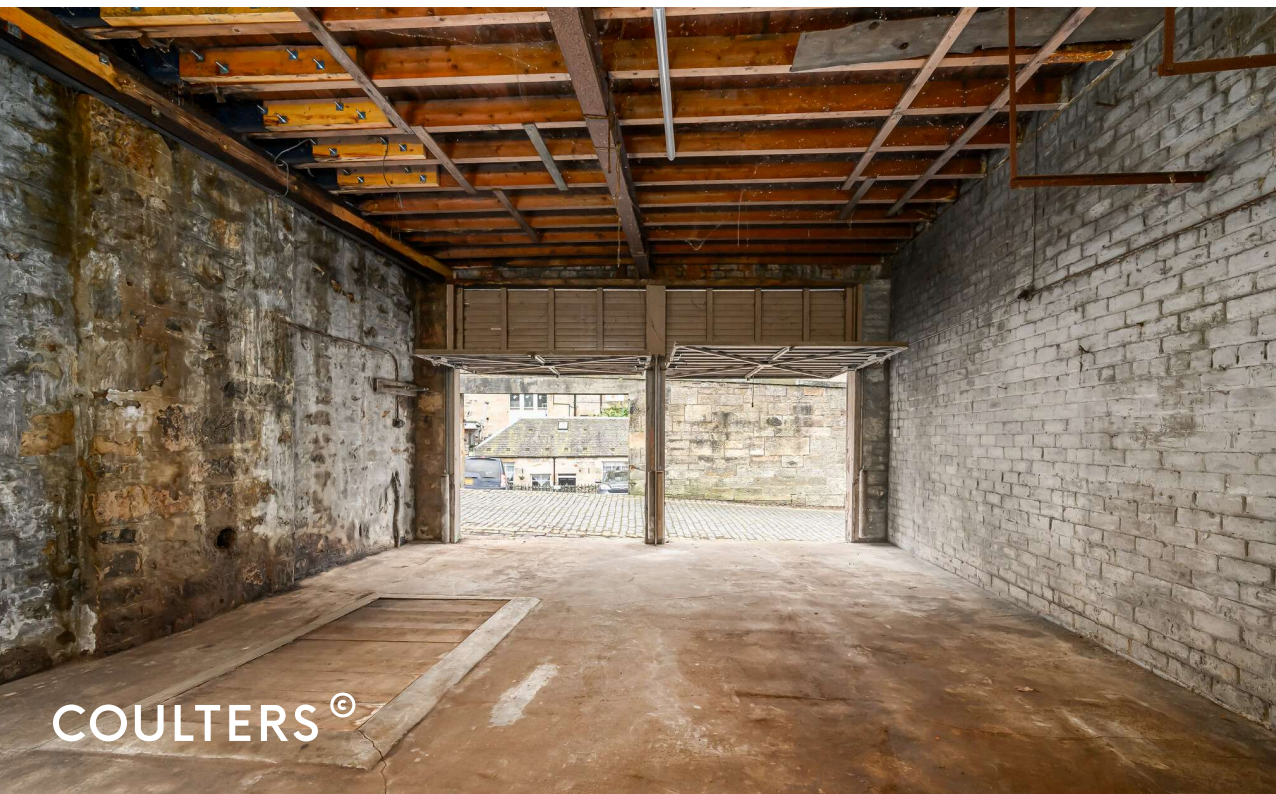


The south facing rear garden is particularly peaceful and private with mature planting and low maintenance paving. A stone wall surrounds the garden and a pathway runs from the conservatory to the rear entrance of the garage.

## GARAGE

A large double garage is situated at the rear of the back garden, with vehicular access via Lynedoch Place Lane, a charming cobbled lane.

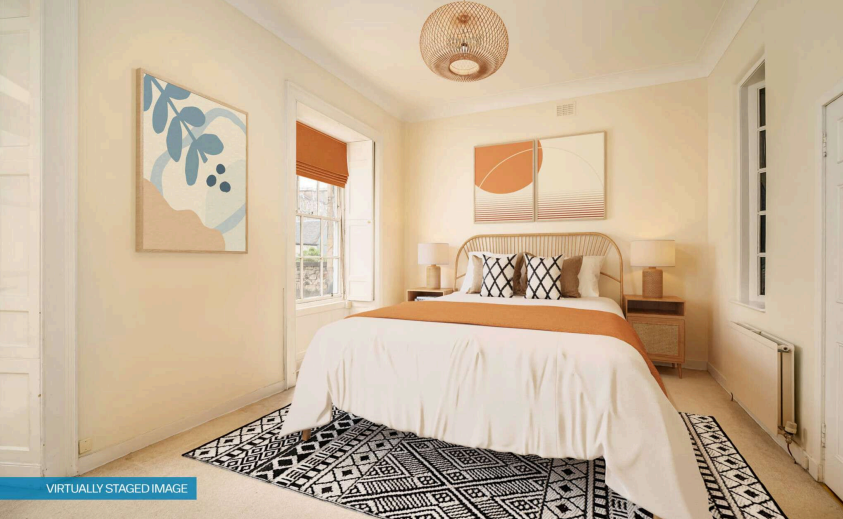
The garage has two secure up-and-over doors to the front and there is electric lighting and a car maintenance/inspection pit.



## PLANNING

The current owners have obtained listed building consent to alter the internal layout of the flat (23/02400/LBC) and planning consent (22/05984/FUL) and listed building consent (23/02401/LBC) for the conversion of the garage to a 1 bed mews house. Please get in touch with Coulters if you would like further information/a copy of the plans.









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## THE LOCAL AREA

The West End of Edinburgh is a vibrant and historic area nestled between the city's iconic New Town and picturesque Dean Village. The streets are lined with elegant Georgian townhouses, boutique shops, and cafés and the main thoroughfares of Princes Street and George Street are within a short walk.

One of the most recognisable features of the West End is the historic Dean Bridge, offering breathtaking views over the Water of Leith. Just a short walk away is the Dean Village, a tranquil and picturesque area that feels like stepping back in time with its cobbled streets and old mill buildings. The National Galleries of Scotland are also nearby.

For foodies, the West End offers a delightful selection of restaurants, from trendy cafés to fine dining establishments. Stockbridge is a short stroll down the road and offers a wide variety of shops, bars and restaurants.

## EXTRAS

The property is sold as seen.

Heating and hot water are provided by a gas central heating system.





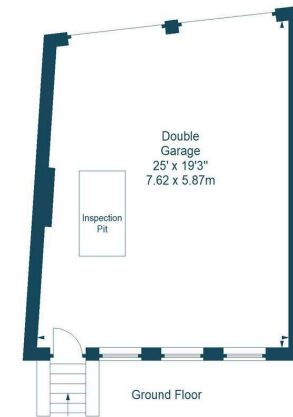
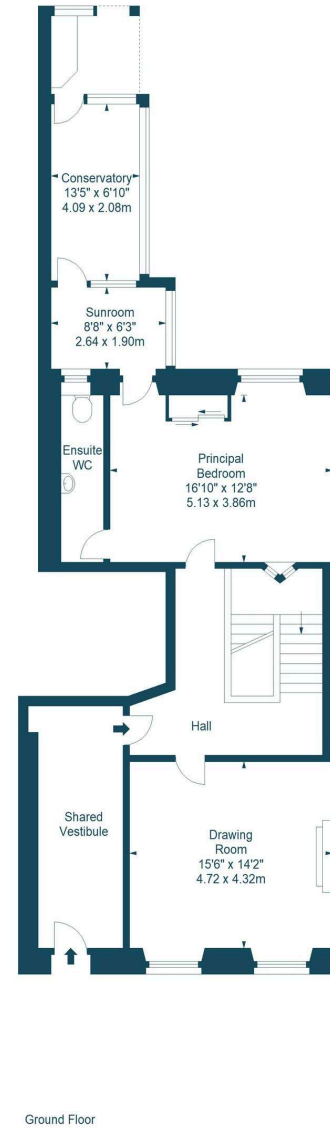
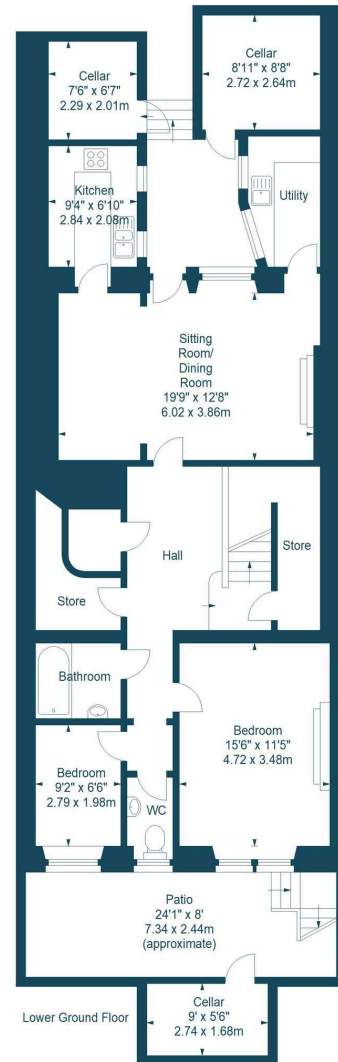
Lynedoch Place,  
Edinburgh, EH3 7PX



Approx. Gross Internal Area  
1910 Sq Ft - 177.44 Sq M  
Double Garage

Approx. Gross Internal Area  
452 Sq Ft - 41.99 Sq M  
Cellars

Approx. Gross Internal Area  
181 Sq Ft - 16.81 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.