

COULTERS[©]

12 LOCHEND CLOSE

OLD TOWN, EDINBURGH, EH8 8BL

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Tucked away in Edinburgh's atmospheric Old Town, 12 Lochend Close is a beautifully presented converted three-storey mews home offering a quiet retreat just moments from the vibrancy of the Royal Mile. This two-bedroom, two-bathroom property combines thoughtful modern design with a characterful setting, providing a rare opportunity to enjoy both privacy and proximity in the heart of the city.

The layout is thoughtfully planned over three levels. The ground floor hosts a spacious double bedroom with built-in storage alongside a generous bathroom with separate shower, creating a private and self-contained area for guests or flexible living.

KEY FEATURES



Well maintained three storey converted mews.



Private key access to Dunbars Close Gardens.



Short walk to Waverley train station.



EPC Rating - C



Two double bedrooms.



Allocated private car parking space.



Exceptional eateries and shops on the doorstep.



Council Tax Band - E



On the first floor, a bright and welcoming sitting room forms the heart of the home. Just across the landing, the separate kitchen is well-appointed, featuring, generous worktop space and cabinetry and room to dine-perfect for both daily use and entertaining. The top floor is dedicated to the principal bedroom, a quiet and comfortable retreat with fitted wardrobes and a shower room. This elevated position offers a true sense of privacy, with the living areas thoughtfully separated below.

Outside, the property benefits from its own private parking space-an increasingly rare asset in this part of the city. Residents also have direct access to Dunbars Close Gardens, a beautifully landscaped, secluded green space tucked quietly behind the historic facades of the Royal Mile.





THE LOCAL AREA

Lochend Close lies within Edinburgh's Old Town Conservation Area and UNESCO World Heritage site. The immediate locale provides an excellent range of facilities from restaurants, bars, coffee shops and convenience stores to historical places of interest and culture. Holyrood Palace, Scottish Parliament Building, the Grassmarket and National Museum of Scotland. Lovely walks can be taken in Princes Street Gardens, Calton Hill, Holyrood Park and Arthur's Seat, whilst leisure and recreational facilities are available at the Royal Commonwealth Pool, OMNI centre and Edinburgh Playhouse Theatre.

The main shopping thoroughfares of Princes Street and George Street and the new St James Quarter are within easy walking distance. Excellent bus services operate from nearby. Waverley train station is extremely close to the property. The city bypass and main motorway networks are also within easy reach, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge/Queensferry Crossing heading North. Edinburgh University campuses and some Napier campuses are only a short distance away.

EXTRAS

All furniture, blinds, light fittings, fitted flooring and white goods are included in the sale price. The property is factored by Hacking and Paterson at around £60-£100 quarterly.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 987 SQ FT / 92 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.