



11-13 YORK LANE

EDINBURGH

Welcome to 11 - 13 YORK LANE

An outstanding new
development of eight luxury
apartments in a quiet corner
of central Edinburgh

KEY FEATURES

- Eligible for Edinburgh Central Residents' Parking Permit
- Secure bike storage
- Underfloor heating throughout
- Luxury specification and high-quality finishes
- Premium German kitchen with integrated Siemens appliances
- Secure video entry system
- Excellent energy-efficient heating system
- 10-year structural warranty

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CGI for illustrative purposes only based on Flat 1

CONTEMPORARY DESIGN AT ITS BEST

11–13 York Lane has been designed with modern living in mind, offering all the features today's buyers expect. The development is highly energy efficient and each apartment is finished to a high standard throughout.

Quality materials and clean, contemporary finishes create bright, comfortable spaces that are both practical and stylish.

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LOCATION

Nestled discreetly in the heart of Edinburgh's historic New Town, this York Lane development offers a rare sense of privacy while remaining moments from the very best the city has to offer.

Residents are within easy walking distance of the renowned shopping destinations of Princes Street, George Street, Multrees Walk and the St James Quarter, along with the cultural landmarks of both the Old and New Towns, together forming a UNESCO World Heritage Site.

The location is particularly well served by excellent public transport links. Waverley Station is close at hand, providing direct rail connections across Scotland and the UK, while the nearby tram line offers swift access to Edinburgh Airport. A comprehensive network of bus routes runs through the surrounding streets, ensuring seamless connectivity across the city for both work and leisure.





York Lane itself provides a quieter, tucked-away setting, while still benefiting from immediate access to an outstanding selection of restaurants, cafés, boutiques and bars in the surrounding New Town, offering the perfect balance of tranquillity and city living.







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CGI for illustrative purposes only based on Flat 5

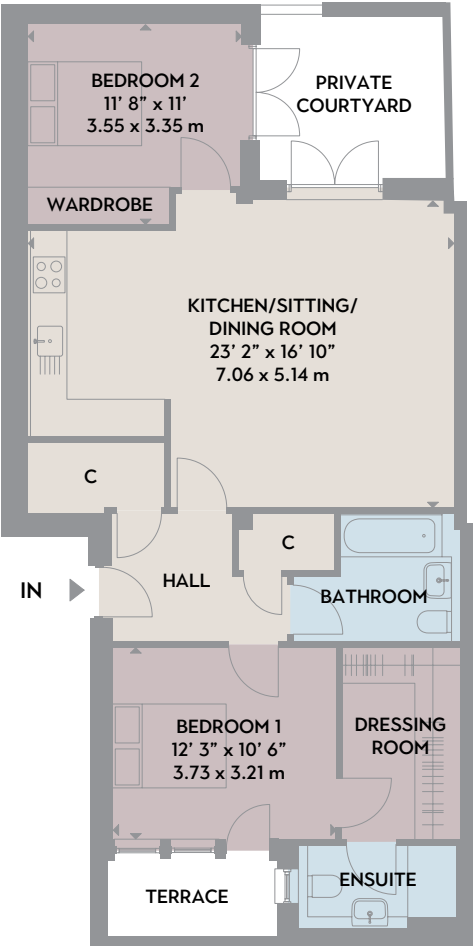
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LOWER GROUND FLOOR



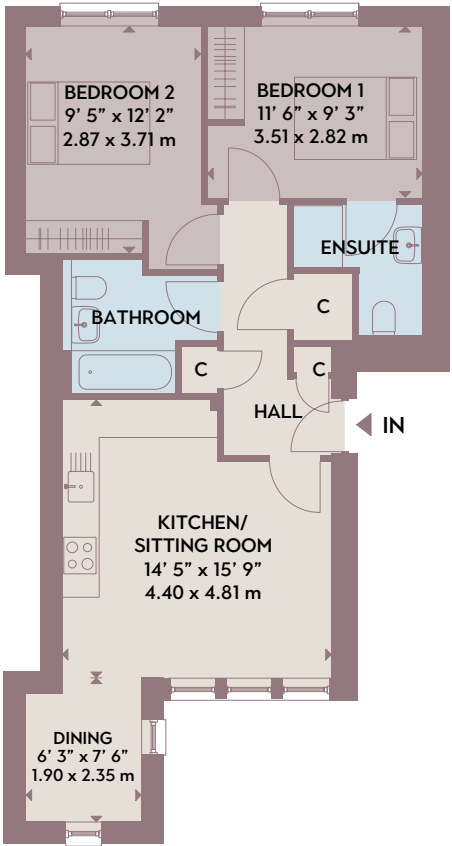
FLAT 2

Approximate gross internal area:
81 sq m/868 sq ft
Terrace area 10 sq m/108 sq ft



FLAT 1

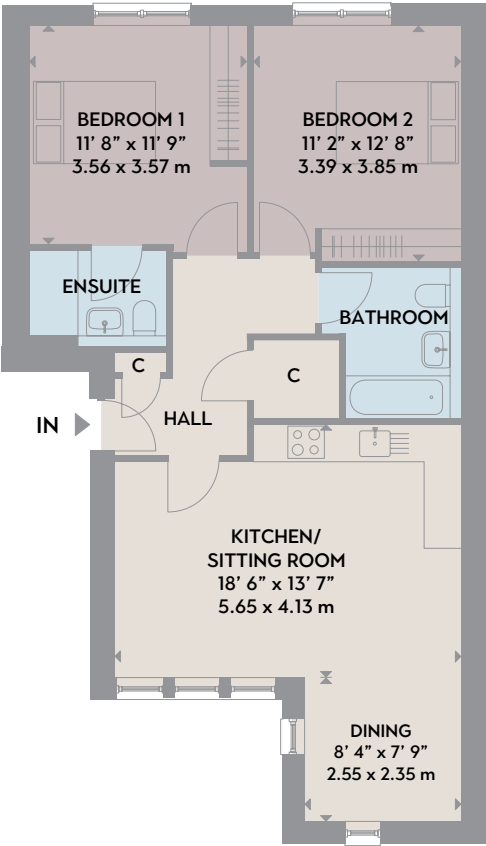
Approximate gross internal area:
84 sq m/900 sq ft
Terrace area 12 sq m/129 sq ft



FLAT 4

Approximate gross internal area:
61 sq m/660 sq ft

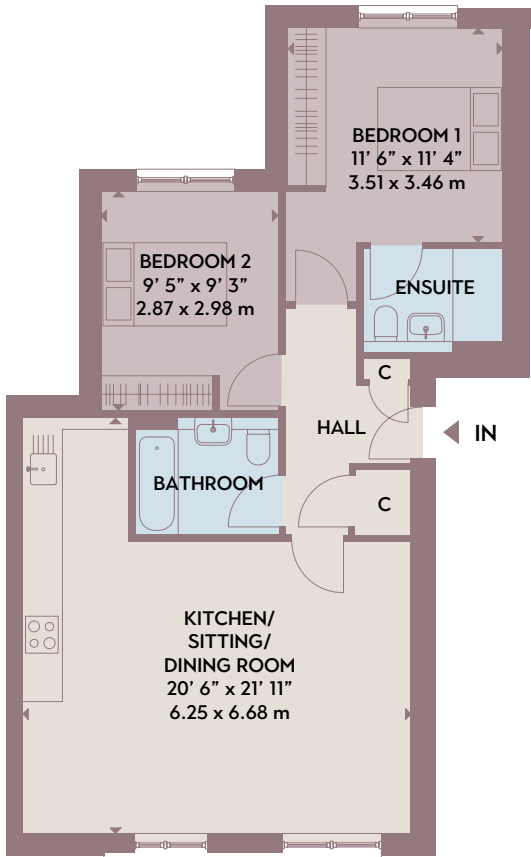
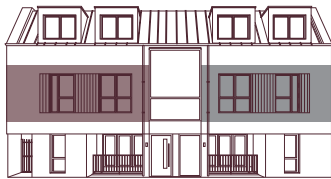
GROUND FLOOR



FLAT 3

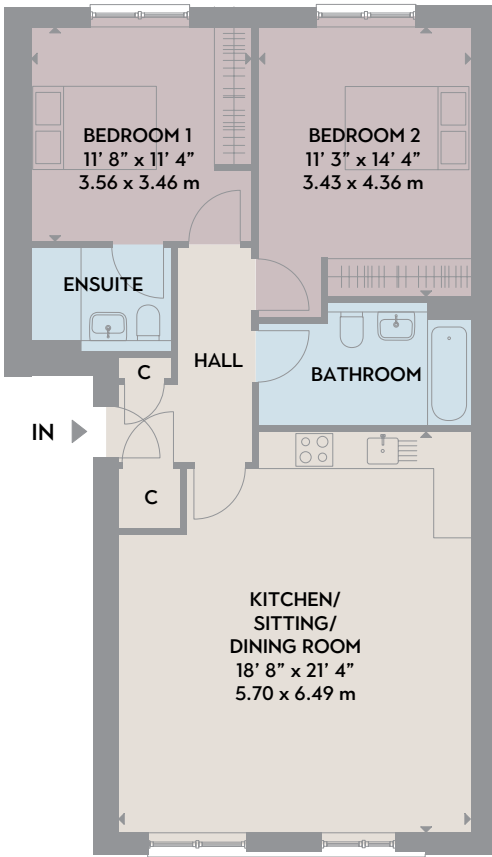
Approximate gross internal area:
74 sq m/796 sq ft

FIRST FLOOR



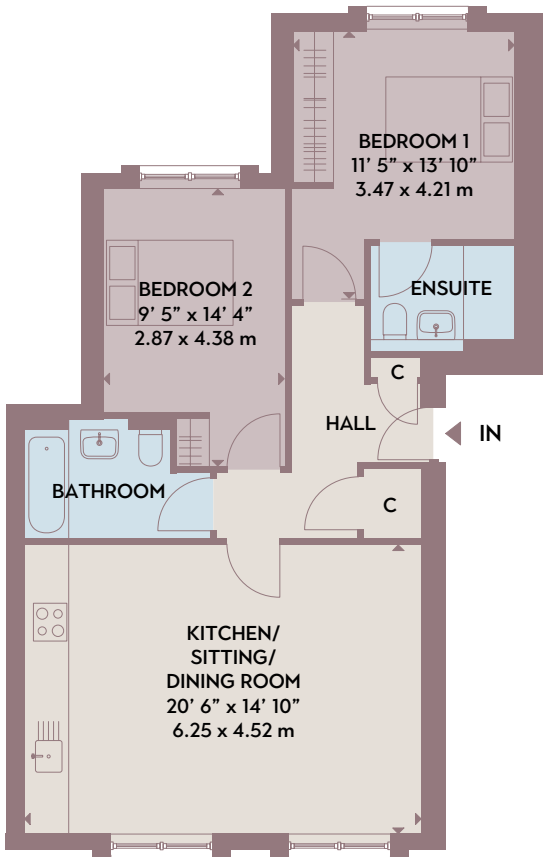
FLAT 6

Approximate gross internal area:
73 sq m/780 sq ft



FLAT 5

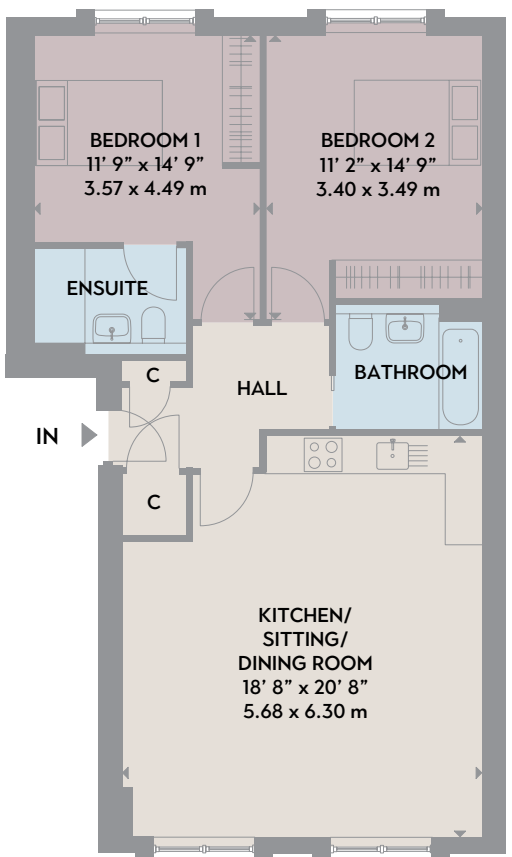
Approximate gross internal area:
81 sq m/874 sq ft



FLAT 8

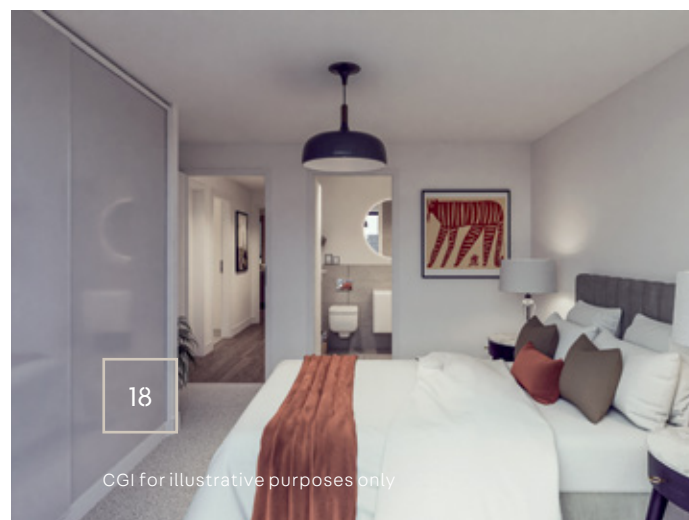
Approximate gross internal area:
66 sq m/712 sq ft

SECOND FLOOR



FLAT 7

Approximate gross internal area:
74 sq m/796 sq ft



SPECIFICATION

CONSTRUCTION & EXTERIOR

- Contemporary building design with a high-quality material palette
- Cast stone frontage with rendered gables and fibre cement cladding
- Standing seam coated steel pitched roof with dormer features
- Flat roofs finished in durable single ply membrane with manufacturer and installer warranty
- Anthracite UPVC double glazed tilt & turn windows with manufacturer & installer warranty
- Secure communal entrance door with video entry system
- Paved front and rear courtyards with lighting
- Dedicated cycle storage

FLOOR COVERINGS

- Contemporary laminate flooring to kitchen, living and dining areas
- Porcelain tiling to bathrooms and en-suites
- High quality fitted carpet to bedrooms and hallways

HEATING & ENERGY EFFICIENCY

- Individual NIBE exhaust air heat pumps
- Energy efficient underfloor heating throughout
- Zoned heating
- Highly insulated, energy efficient homes

ELECTRICAL & LIGHTING

- LED downlighters to main living areas and bathrooms
- Pendant lighting in bedrooms
- Satin chrome and white electrical fittings
- USB charging points in key areas
- TV and data points to living areas and principal bedrooms
- Video door entry system

BATHROOMS & EN-SUITES

- Contemporary sanitaryware with wall-hung WC and vanity units
- Chrome thermostatic showers with glazed enclosures
- Heated towel rails
- Lit, demisting mirrors
- Full-height tiling to selected areas

BEDROOMS

- Well-proportioned bedrooms with fitted wardrobes
- Principal bedrooms with en-suite facilities

KITCHENS

- Premium Leicht German kitchens by Kitchens International
- Leicht furniture, worktops and upstands
- Siemens integrated appliances including induction hob, oven, microwave, dishwasher, fridge freezer and washer dryer
- LED feature lighting and ample storage
- Upgrade options available (subject to build stage)

SERVICES & TECHNOLOGY

- High speed data cabling
- Mechanical ventilation system via exhaust air heat pump
- Mains powered smoke, heat and CO₂ detectors
- Integrated fire detection and misting system

PARKING

- All properties benefit from the eligibility for residents parking permit

OUTDOOR SPACE

- Private front and rear courtyards to selected apartments
- Secure access to communal areas
- Dedicated cycle storage

COMMON AREAS

- Secure and well-presented communal stair
- Pedestrian access to rear

WARRANTY & ADDITIONAL BENEFITS

- 10-year ICW structural warranty
- Access to Queen Street Gardens East (subject to annual fee).

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Knight Frank Edinburgh

80 Queen Street
Edinburgh, EH2 4NF

Neil Scott

0131 222 9600

neil.scott@knightfrank.com

Rosi Dow

0131 222 9600

rosi.dow@knightfrank.com

knightfrank.co.uk