



Solicitors & Estate Agents









Offers Over

**£535,000**

## 25 Dewar Place Lane

West End | Edinburgh | EH3 8EF

A stylish and tastefully renovated mews house, quietly tucked away on a peaceful terrace, yet moments from the city centre, Haymarket train/tram station and an excellent variety of world class amenities.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  On-street permit parking
-  EPC rating – C
-  Council tax band- C



## Description

Rarely available on the open market, this charming home offers a well-proportioned living space, coupled with a central location, making it the perfect property for professional couples looking to future proof, downsizers or those wishing to retain a pied-de-terre in the heart of the capital.

The ground floor briefly comprises an entrance hallway with stair to the upper level, generously sized reception/ dining room with contemporary décor and beautiful herringbone wood flooring, sleek modern kitchen which has been fitted with a variety of base and wall mounted units, complete with coordinated worktops, breakfast bar and splash back.

On the upper floors you have a spacious principal bedroom with wardrobe/dressing area and attractive en-suite shower room with counter sunk basin, shower enclosure with overhead skylight, WC and mains shower. There is a further double bedroom with built-in storage and skylight, a single bedroom/study which would also work well as a child's bedroom or nursery, and a cleverly designed shower room with natural stone style tiling, two-piece modern suite and separate mains shower enclosure.

Further benefits include a recently replaced roof (within the past two years) and a partially floored attic space, offering excellent overspill storage.



## Extras

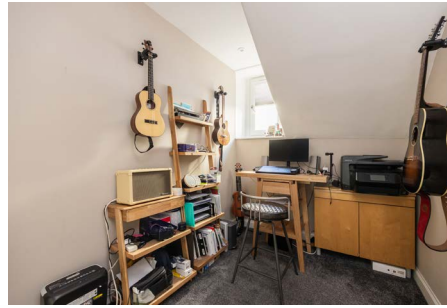
All floor coverings, fixtures, light fittings, blinds and integrated appliances will be included.

## Parking

The property is eligible for up to two parking permits with on-street parking available to the front.

## Viewing

By appointment through Neilsons (0131 625 2222).







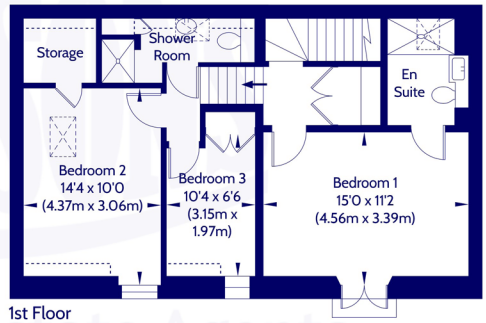
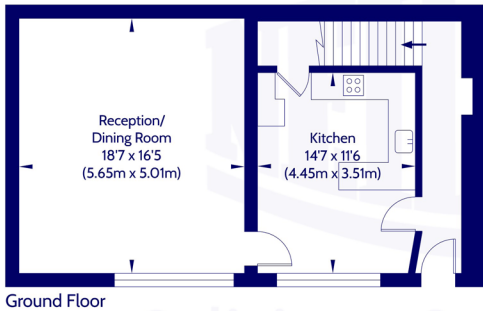
## Location

The West End of Edinburgh is a vibrant and affluent area known for its elegant architecture, cultural attractions, and upscale amenities. Princes Street, one of the main thoroughfares, runs along the southern edge of the West End and is famous for its high-end shopping and stunning views of the Edinburgh Castle. George Street, parallel to Princes Street, is another bustling hub with upscale boutiques, trendy restaurants, and chic bars. The West End is also home to several cultural institutions, including art galleries, theatres, and concert venues. The Usher Hall, a prominent concert hall, regularly hosts classical concerts and other performances. The Scottish National Gallery, located in the nearby Princes Street Gardens, showcases an impressive collection of fine art. In addition to its cultural and architectural appeal, the West End offers a variety of dining options, ranging from fine dining establishments to cozy cafes. The area exudes a sophisticated ambiance and is often frequented by locals and visitors alike seeking a taste of Edinburgh's refined lifestyle. There are an abundance of public transport options on the doorstep, including Haymarket rail and tram stop, with frequent links to Edinburgh Airport.





Approx. Gross Internal Floor Area 112 Sq M / 1210 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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