



19b Gloucester Lane
New Town, Edinburgh, EH3 6ED

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Replica original coach house doors opening to reveal the steel and glass Crittall entrance screen which introduces the flat's contemporary industrial style.
- A double-height ceiling which maximises the volume and light of the open-plan living and dining area.
- Steel beams and posts, exposed stone walls and floor amplify the minimalist, utilitarian design.
- The fitted kitchen with integrated appliances features a Dekton 'Trilium' worktop resembling ageing metal.
- Feature wood burning stove.
- Industrial-style copper dome hanging lighting.
- Fitted storage cupboard incorporating an automatic washer-dryer.
- A second steel and glass Crittall screen concealing a beautifully appointed shower room with contemporary fittings and underfloor heating.
- Generous storage space above shower room.
- Mezzanine-level bedroom accessed via a bespoke steel staircase.
- Excellent levels of natural light from overhead skylights.
- Double glazing throughout.
- Original stone flags which have been lifted to install under-floor heating.
- Underfloor heating on ground level.
- Private parking space in the front cobbled courtyard, secured by a remote-controlled parking bollard.
- Permit and metered parking in surrounding streets
- For a small annual fee and subscription, residents can gain access to Queen Street Gardens.
- The property has been let for several years at a monthly rental of £1,500.



GENERAL DESCRIPTION

A stunning architect-designed mezzanine flat, forming part of a converted (2018) nineteenth-century coach house located in a cobbled mews lane of Edinburgh's prestigious New Town. The flat is a five-minute walk from the picturesque Water of Leith riverside path and vibrant Stockbridge village, with its weekly market, artisanal foods and independent shops and cafés. For a small annual fee and subscription, residents can gain access to Queen Street Gardens. These extensive private gardens offer a secluded green space right in the heart of the City Centre. Perfect as a pied-à-terre, investment opportunity or first-time purchase, this exceptional and unique property boasts high-quality finishes and impeccable presentation throughout along with a private parking space in forecourt.

COUNCIL TAX BAND

C.

RAILWAY STATION

APPROXIMATELY 1 MILE TO EDINBURGH WAVERLEY STATION.

AIRPORT

APPROXIMATELY 7.8 MILES TO EDINBURGH AIRPORT.

BUSES

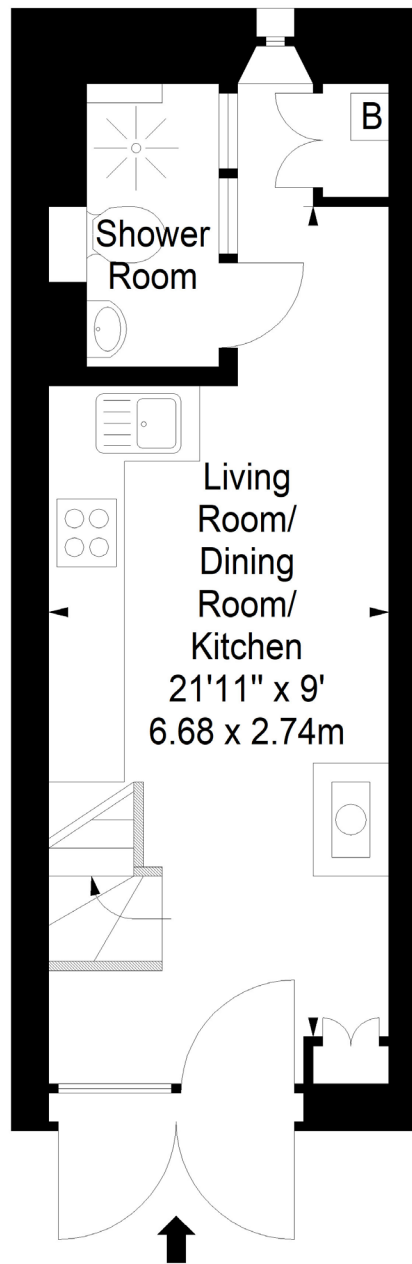
WITHIN 100 METRES.

EXTRAS: THE PROPERTY WILL BE SOLD AS SEEN, WITH A COMPREHENSIVE RANGE OF FIXTURES, FITTINGS AND FURNISHINGS INCLUDED IN THE SALE. THE MODERN FITTED KITCHEN INCORPORATES AN INTEGRATED CERAMIC HOB, OVEN, COOKER HOOD, FRIDGE, FREEZER, MICROWAVE AND DISHWASHER; THE WASHER/DRYER IN THE STORAGE CUPBOARD IS ALSO INCLUDED. ALL EXISTING FURNITURE, LIGHT FITTINGS AND WINDOW BLINDS WILL FORM PART OF THE SALE, OFFERING A TRULY TURNKEY OPPORTUNITY FOR THE PURCHASER.

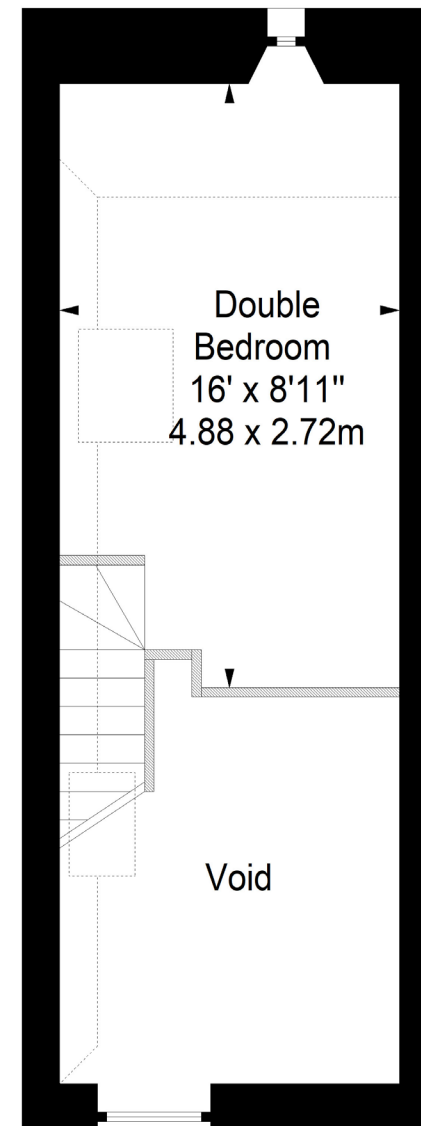
LOCATION

Edinburgh's fashionable New Town is typified by Georgian and Victorian Crescents and wide-open streets and is one of Edinburgh's most desirable locations as well as being a UNESCO World Heritage site. Located within easy reach of the city centre the property is also conveniently located for the Clydesdale Bank Plaza, the IECC and the financial institutions based on Lothian Road together with both the Scottish Widows and Standard Life headquarters. Charlotte Square, Princess Street, George Street, the vibrant and atmospheric Old Town and the rejuvenated canal basin are all easily accessible, providing a wide range of amenities, shops, bars and restaurants. The King's, Traverse and Royal Lyceum theatres are all close by, together with cinemas such as the Edinburgh Filmhouse and Odeon. The immediate area boasts The National Galleries of Scotland Modern One and Modern Two, together with the delightful Belgrave Crescent Gardens. Nearby Stockbridge features an excellent array of boutique shops, cafes and restaurants as well as a Waitrose supermarket. Inverleith Park is close by and leisurely strolls along the Water of Leith walkway and the world-renowned Royal Botanical Gardens make the perfect escape from the hustle and bustle of city life. There are numerous sports clubs within the immediate area offering everything from Westwoods Health Club to tennis and padel courts at The Edinburgh Sports Club, rugby at The Accies, and The Grange Club featuring cricket, hockey, squash and tennis sections, with two padel courts and an indoor tennis court recently completed. Excellent public transport links such as Waverley train station, regular bus services along Queen Street and Edinburgh's tram service are all available nearby.





Ground Floor

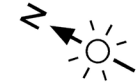


Mezzanine

Gloucester Lane,
Edinburgh,
Midlothian, EH3 6ED



Approx. Gross Internal Area
397 Sq Ft - 36.88 Sq M
For identification only. Not to scale.
© SquareFoot 2026



ENERGY PERFORMANCE
CERTIFICATE RATING C

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.