



14A Gloucester Lane
New Town, EH3 6ED

Deans 
Solicitors & Estate Agents LLP



MEWS FLAT

- Open Plan Living/Kitchen/
Dining Room
- Two Double Bedrooms
- Bathroom
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – D



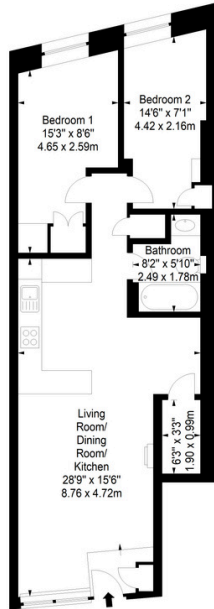
Situated in Edinburgh's highly desirable New Town, this immaculately presented mews flat occupies a prime central location. The property is perfectly positioned amongst a vibrant array of bars, cafés, and restaurants, with Stockbridge just a short stroll downhill and George Street within easy walking distance to the south. There are excellent public transport links providing access to the north and south while Waverly Train station and Edinburgh Bus Station are within walking distance. Presented in true move-in condition, the stylish accommodation comprises a spacious open-plan living, dining, and kitchen area, complete with sleek gloss units, an anthracite quartz worktop. There are two generously sized double bedrooms, along with a contemporary bathroom featuring a shower over the bath and underfloor heating and built-in TV. Further benefits include double glazing, gas central heating, and a built-in sound system within the main living space. Included in the sale are the fitted carpets and floor coverings, blinds, oven/microwave, hob, hood, fridge/freezer, washer/dryer and dishwasher. All appliances included in the sale are sold as seen with no warranty provided. Other items may be available by separate negotiation.



Gloucester Lane,
Edinburgh,
Midlothian, EH3 6ED



Approx. Gross Internal Area
679 Sq Ft - 63.08 Sq M
For identification only. Not to scale.
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Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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