



19 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

- Stone staircase leading up to the front door.
- Steel balcony with a desirable southwest-facing aspect.
- Stunning open-plan living room / kitchen area.
- Feature wood burning stove.
- Industrial-style copper dome hanging lighting.
- Skylights fitted with remote-control blinds.
- Stylish fitted kitchen featuring integrated appliances and a Dekton 'Trilium' worktop having the appearance of aged metal.
- Attractive room-divider / bookcase separating the living and bedroom areas.
- Bespoke wardrobe and useful high-level storage in the bedroom area.
- Contemporary shower room with underfloor heating.
- Gas central heating.
- Partial double glazing.
- Convenient storage cupboard housing the automatic washer-dryer & boiler.
- Permit & metered parking available nearby.
- For a small annual fee and subscription, there is access to Queen Street Gardens.



GENERAL DESCRIPTION

A fabulous architect-designed studio flat, originally Victorian servants' quarters above the stables and coach house in a charming cobbled mews. Located in Edinburgh's prestigious New Town, the property is just a five-minute walk from the picturesque Water of Leith riverside path and vibrant Stockbridge village, known for its weekly market, artisan food, independent shops and cafés. For a modest annual fee, residents can apply for access to Queen Street Gardens, an extensive and private secluded green space in the very heart of the City Centre. The flat's distinctive high-quality finishes and excellent natural light from skylight windows make an ideal pied-à-terre, first-time purchase or investment opportunity.

COUNCIL TAX BAND	C.
TRAIN STATION	APPROXIMATELY 1 MILE TO EDINBURGH WAVERLEY TRAIN STATION.
AIRPORT	APPROXIMATELY 7.8 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

LOCATION

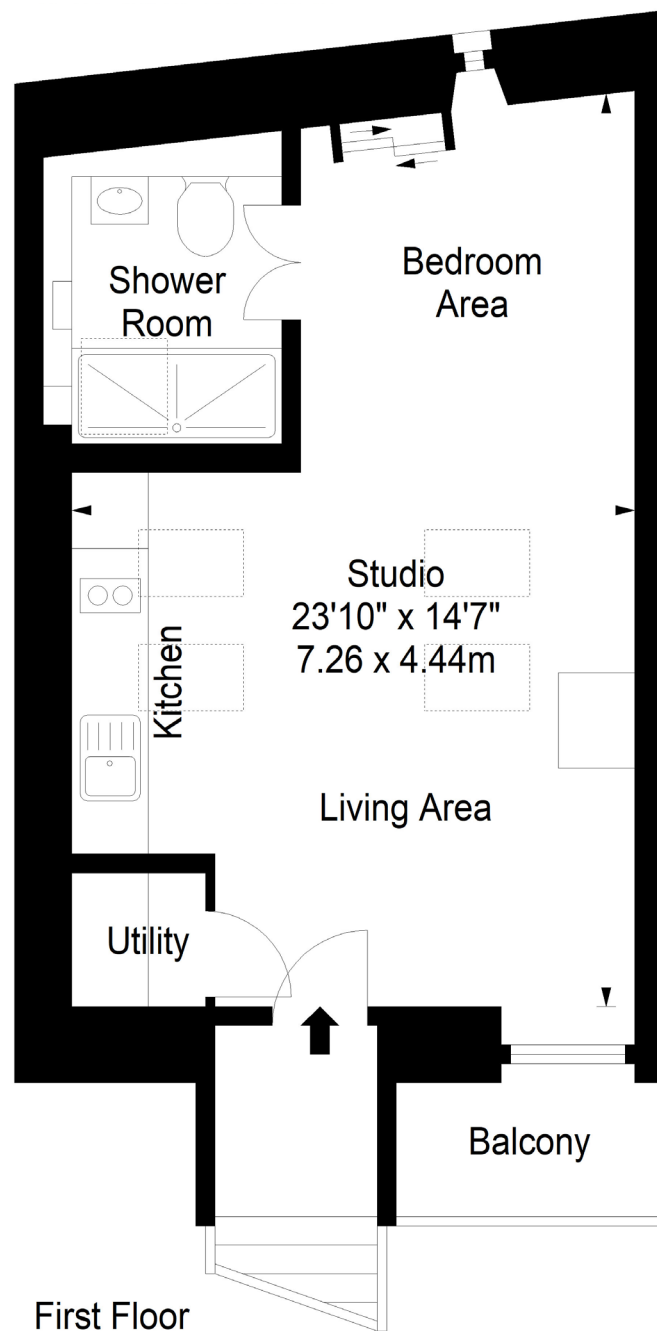
Edinburgh's fashionable New Town is typified by Georgian and Victorian Crescents and wide-open streets and is one of Edinburgh's most desirable locations as well as being a UNESCO World Heritage site. Located within easy reach of the city centre the property is also conveniently located for the Clydesdale 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.

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 AND DISHWASHER. THE WASHER-DRYER AND MICROWAVE IN THE STORAGE CUPBOARD ARE ALSO INCLUDED. ALL TOGETHER, THE PROPERTY OFFERS A TURNKEY OPPORTUNITY FOR ANY PURCHASER.

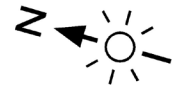




ENERGY PERFORMANCE
CERTIFICATE RATING C



Gloucester Lane,
Edinburgh,
Midlothian, EH3 6ED



Approx. Gross Internal Area
352 Sq Ft - 32.70 Sq M
For identification only. Not to scale.
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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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.