



19/1 LYNEDOCH PLACE

West End, Edinburgh, EH3 7PY



1

Public Room



2

Bedrooms



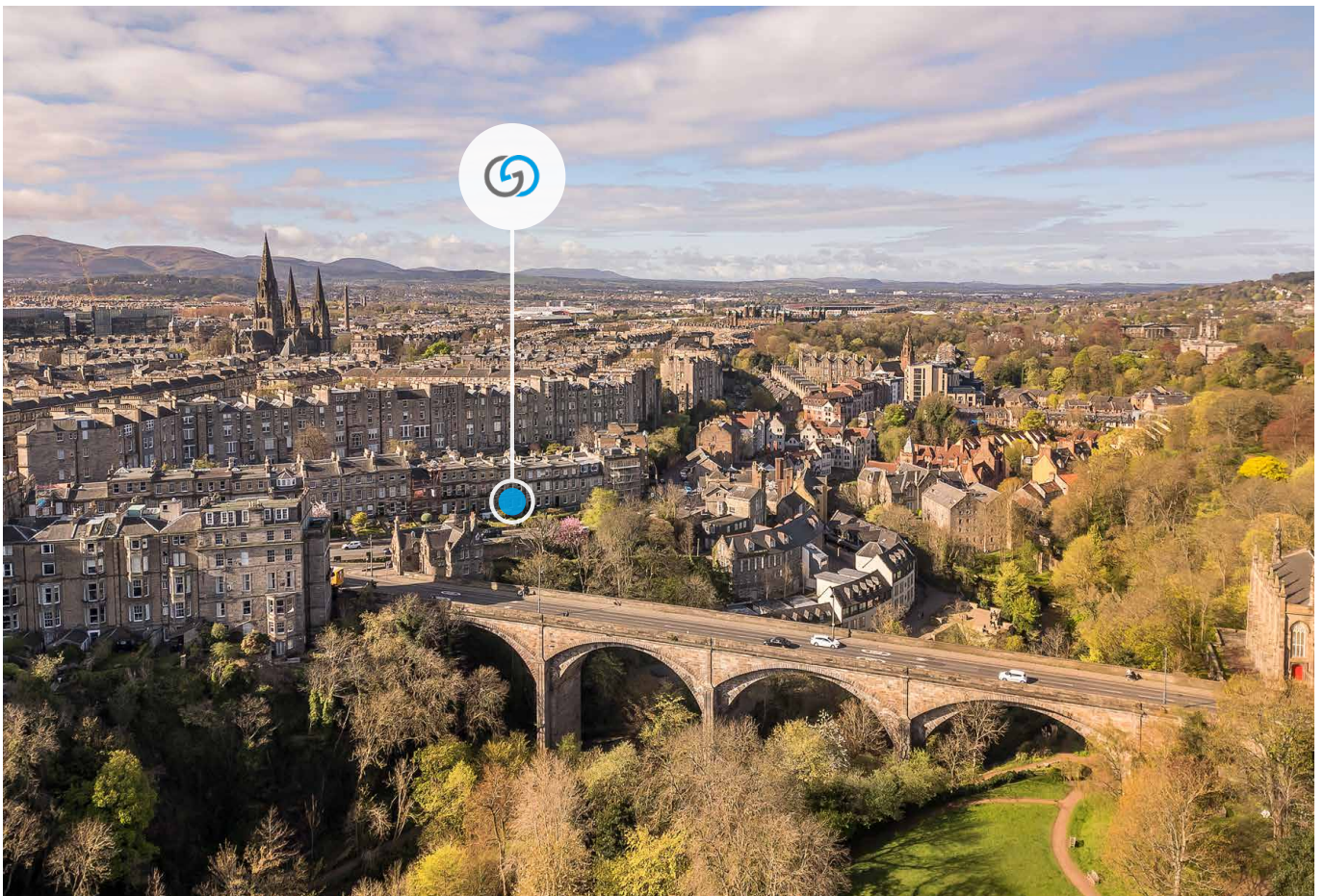
1

Bathroom



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Situated on the first floor of an A-listed Georgian townhouse in Edinburgh's historic New Town Conservation Area, this two-bedroom flat enjoys one of the capital's most prestigious city-centre locations, close to the Drumsheugh Baths, a private members' swimming club and gym, as well as the Scottish National Gallery of Modern Art. The spacious home is filled with natural light and enjoys scenic views towards Dean Bridge, access to a shared garden, plus the opportunity to join one of the extensive members-only gardens in the immediate vicinity, and controlled street parking. The accommodation includes a generous reception room, a contemporary south-facing kitchen with integrated appliances, a stylish four-piece bathroom, and two large double bedrooms, one of which enjoys a peaceful rear position within the home.





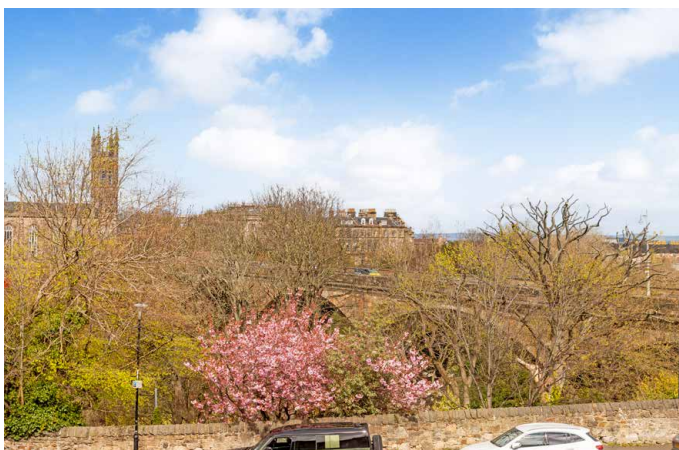
C
EPC
RATING

F
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A-listed Georgian townhouse setting in the New Town Conservation Area
- Bright and spacious first-floor flat with scenic views
- Communal stairwell and secure entry system
- Entrance hall with good storage
- Generous living/dining room with period detailing
- Fully integrated contemporary kitchen with a south-facing aspect
- Two large double bedrooms with cornicing and window shutters
- Stylish bathroom with bath and walk-in shower
- Attractive shared garden to the front
- Regulated street parking (Controlled Parking Zone 1)











Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

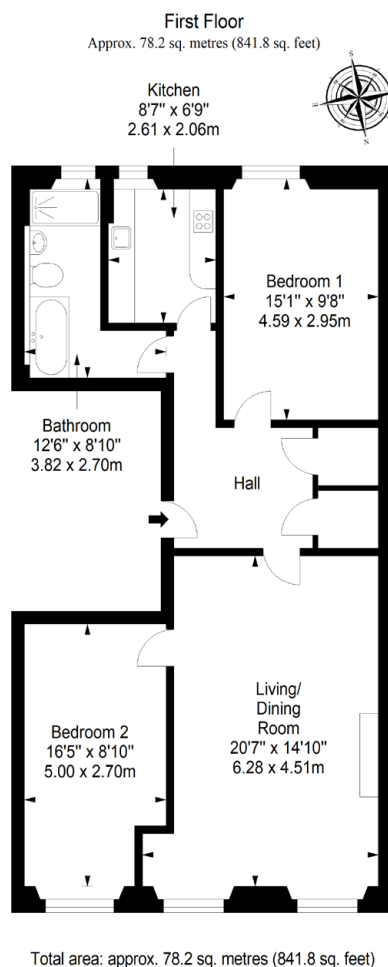



19/1 LYNEDOCH
PLACE



WEST END, EDINBURGH

The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities, to the leading historical and cultural attractions. It is a stone's throw from Princes Street, where all of the fashionable high-street retailers can be found, and a short walk to George Street, which is home to designer stores and high-end boutiques. Within minutes, you can also escape the thriving bustle of the city, enjoying an idyllic stroll along the Water of Leith to picturesque Dean Village, or a relaxed walk in the nearby Princes Street Gardens set below Edinburgh's world-famous historic castle. There is also nearby Stockbridge and the scenic Water of Leith Walkway that proves popular with cyclists, joggers, and dog walkers, and the playing greens of Inverleith Park, which is slightly further afield, but still within easy walking distance. For entertainment, the West End offers numerous upmarket bars and gourmet restaurants, as well as some of Edinburgh's most renowned theatres and music venues, including the Traverse Theatre, the Lyceum, and Usher Hall. Thanks to its central location, the West End is well served by public transport links, with Haymarket train station close by for travel beyond Edinburgh and a convenient tramline that provides a swift route to Edinburgh International Airport. Regular buses also run day and night connecting to the wider area. The West End is in the catchment for highly-regarded state schools at both primary and secondary level and is well positioned for the capital's finest independent schools.



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