



## 18 Gayfield Place Lane, New Town, Edinburgh, EH1 3NZ

Light and Well-Presented, Two-Bedroom, Mid-Terrace House with an Integral Garage

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# Property Description

Rarely available, light and well-presented, two-bedroom, mid-terrace house with an integrated garage. Located on a quiet, cobbled side street in Edinburgh's desirable New Town area, in the heart of the city centre.

Comprises an open-plan kitchen/living/dining room, an upper hall, two double bedrooms and a bathroom.

Highlights include a stylish fitted kitchen, contemporary flooring and lighting, gas central heating and double-glazed sash and case windows. In addition, there is good storage, including wardrobes in both bedrooms and a flexible garage, which also houses utility appliances.

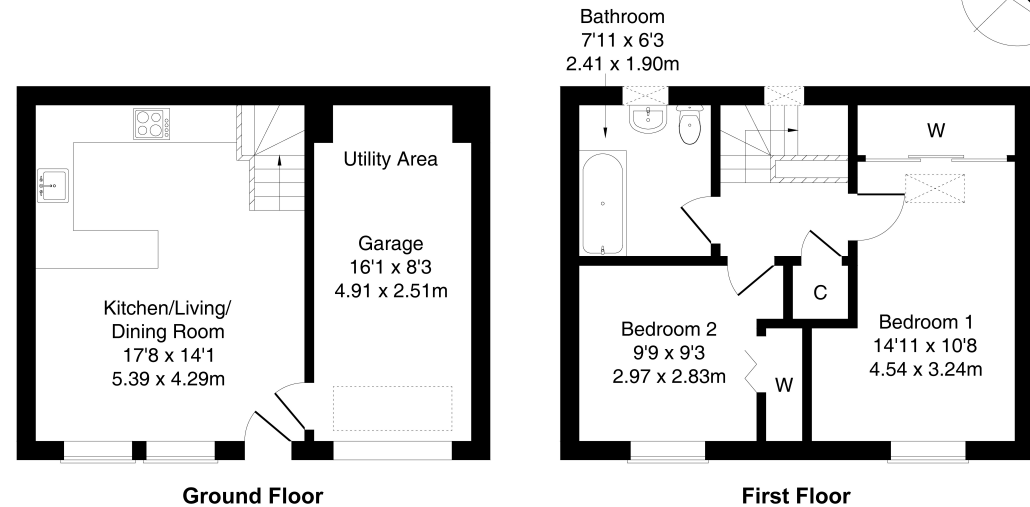
Located just off Leith Walk and the fashionable Broughton area, with zoned and metered parking on the surrounding streets.

The front door opens directly into a spacious open-plan area, finished with light, neutral decor and contemporary, wood-effect flooring, with access to the integral garage. The living space includes ample room for both lounge and dining furniture, whilst the kitchen area, zoned by a breakfast bar, is fitted with contemporary units, a stainless steel sink and drainer, an integrated, eye-level oven, an induction hob, a fridge and a freestanding dishwasher. Freestanding appliances, including the washing machine and the freezer in the garage, are included in the sale.

Upstairs, leading off a naturally-lit landing, with storage, two front-facing double bedrooms include built-in wardrobe storage and are finished with neutral decor. Completing the accommodation, a bathroom is fitted with a three-piece suite with a shower over the bath, tiled splash walls, a tiled floor and a chrome, ladder-style radiator.

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Approximate Gross Internal Area: (807 sq ft - 75 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

New Town is a superb central location with a diverse choice of local amenities, including cafés, bars and restaurants, along with the city's main attractions including George Street, Princes Street and its gardens, museums, and galleries. Forming part of the Edinburgh UNESCO World Heritage Site, the area is dominated by impressive Georgian townhouses, cobbled streets and exclusive gardens. Extensive high-street shopping is available on both Princes Street and George Street, with multiple supermarkets conveniently located around the city centre, along with a Tesco Superstore on

Broughton Road and a Waitrose at Comely Bank. The Omni Centre features a multi-screen cinema and a health club, whilst Bannatyne's Gym is located on Queen Street; and the newly refurbished St James Quarter also offer many high-street names, restaurants, gyms, and multi-screen cinemas. This highly desirable position is within close reach of Waverley Station and convenient public transport links are available throughout, including the direct tram service to the Airport from York Place.







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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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