



Circus Lane, Edinburgh, EH3



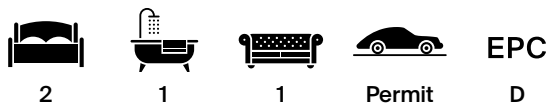
A contemporary two bedroom mews house situated on one of Edinburgh's most sought-after addresses.

Circus Lane is a picturesque mews street, located at the eastern boundary of Stockbridge, bordering Edinburgh's iconic New Town. The New Town, a UNESCO World Heritage Site, is celebrated for its architectural significance, characterized by its elegantly designed, harmonious streets and grand terraces. Circus Lane itself is particularly charming, with its quaint cobbled lane enhanced by the addition of lush greenery, featuring trees, flowers, and shrubs that bring colour and vibrancy to the area.

This property expertly merges classic charm with modern design elements, utilising glass balustrades, sections of glass flooring, and well-placed mirrors to create an interior full of light and openness.

Ground Floor

The property is accessed directly from the street, leading into an open-plan kitchen/dining area seamlessly flowing into the sitting room, divided by a contemporary staircase with a glass balustrade. The kitchen features sleek white gloss cabinetry paired with timber countertops. It is equipped with a Bosch electric oven, four-ring gas hob, extractor hood, and stainless steel sink, along with extensive storage tucked beneath the stairs.



Offers Over	Tenure	Local Authority	Council Tax
£475,000	Freehold	The City of Edinburgh Council	Band E



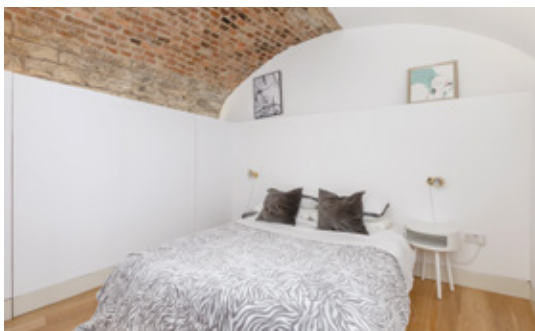
The sitting room boasts wide oak floorboards, two sash and case windows with astragal detailing, designer wall lighting, and column radiators. Built-in timber cabinetry adds a stylish storage solution. The open-plan staircase allows glimpses down to the exposed stone vaults below, visible through the glass balustrades, adding a unique architectural feature to the room.

Lower Ground Floor

The elegant master bedroom is set within the exposed stone vault, creating a dramatic and cosy atmosphere. Light wells provide illumination from street level, while a wall of built-in, concealed storage—including hanging space and shelving—enhances functionality. The modern aesthetic is further emphasized by the use of glass, mirrors, and exposed brick, with a pivoting door adding a clever space-saving element.

Across the hall, the second double bedroom is equally distinctive, featuring an exposed brick vault and a spacious walk-in cupboard for storage.

The bathroom is stylishly tiled, complete with a rainfall shower over the bath with a glass screen, a countertop basin with a freestanding tap, a concealed cistern WC, and a heated towel rail to complete the modern look.



External

Just minutes up the hill is the private 14-acre Dean Gardens – keys are available on subscription by payment of a modest annual fee. The property also has access to permit parking.

Location

The quaint cobbled mews lane of Circus Lane provides a wonderfully picturesque setting, decked with flowers and shrubs. Peacefully nestled between the New Town and the popular residential area of Stockbridge, both renowned for their charming local character and thriving atmosphere and only half a mile from Edinburgh city centre; location and setting does not get any better. Nearby there is a large selection of independent boutiques, galleries, shops, bars and restaurants as well as Waitrose and Marks and Spencer supermarkets at nearby Comely Bank.

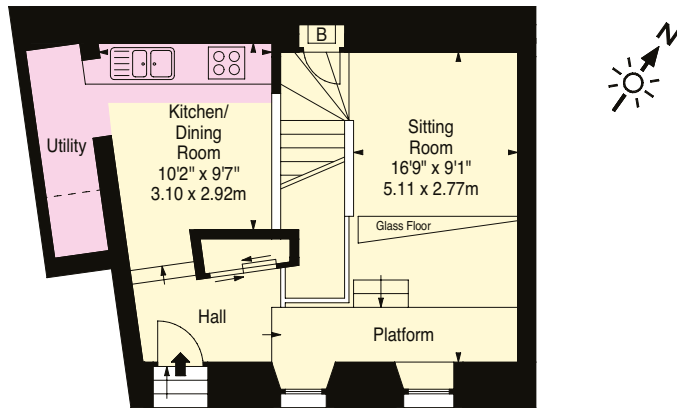


Approximate Gross Internal Floor Area

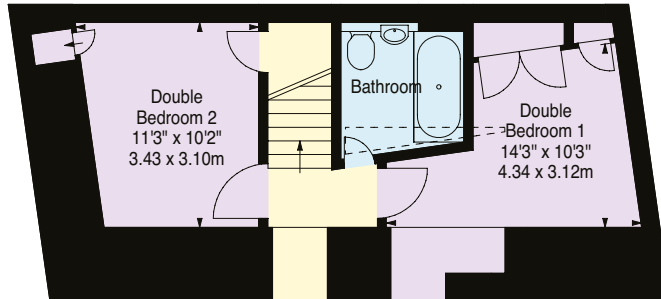
797 Sq Ft - 74.04 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Level



Basement Level

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It is also within close proximity of several private gardens to which residents can apply for membership as well as the members-only Dean Tennis Club and The Grange Cricket & Tennis Club. There is a wealth of sporting and leisure activities in the area with Inverleith Park, the Water of Leith Walkway, the Royal Botanical Gardens and Glenogle Swimming pool all within easy reach. The flat is well placed for access to Edinburgh airport, Waverley train station, the Tram terminus and the central motorway network of Scotland.

Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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