

**Magdala Mews
Edinburgh
EH12**





A charming mews house in a desirable address with private garage.

Description

This is a quaint mews house in a quiet and cobbled West End mews lane, located within a secluded courtyard. Entered on the ground floor, stairs lead to the first floor landing. The recently upgraded sitting/dining room and kitchen is spacious and light and provides a wonderful entertaining space. Composed of traditional wooden flooring and fully-opening window with a Juliet balcony further adds to the room's appeal. The master bedroom is serviced by useful built-in storage cupboards and an en-suite bathroom. The first floor is completed by a second double bedroom, a shower room and a storage cupboard in the hallway which houses the boiler.

Stairs continue to the second floor and to the spacious third double bedroom. The slanted windows fill the room with natural light and there are two separate access points to the eaves storage. The property is completed by useful utility room with WC and storage cupboards on the ground floor in addition to access to a good sized single garage.





Subject to planning permission, there is potential to add a mezzanine level in the living room. In addition, the garage could be converted to suit the buyer's requirements, for example for use as a kitchen or studio.

This is a charming property in a highly sought after location suitable for a range of buyers. The light and spacious accommodation, peaceful setting and single garage all combine to make this a highly appealing property.

Situation

4 Magdala Mews is set in a secluded West End mews courtyard and is within walking distance of the main commercial and retail areas such as Princes Street and George Street. The West End is host to many of the city's fashionable boutiques, bars and restaurants and cosmopolitan Stockbridge is also nearby, which is easily accessible via the Water of Leith walkway. Magdala Mews is well situated for the local recreational facilities of the Drumsheugh Private Swimming Baths, the Edinburgh Sports Club and the Modern and Dean Art Galleries. The property is also conveniently placed for access to many of Edinburgh's excellent state and private schools. The recently renovated Haymarket train station and access to the new tram network are both within walking distance, the latter providing an efficient service to Edinburgh Airport.

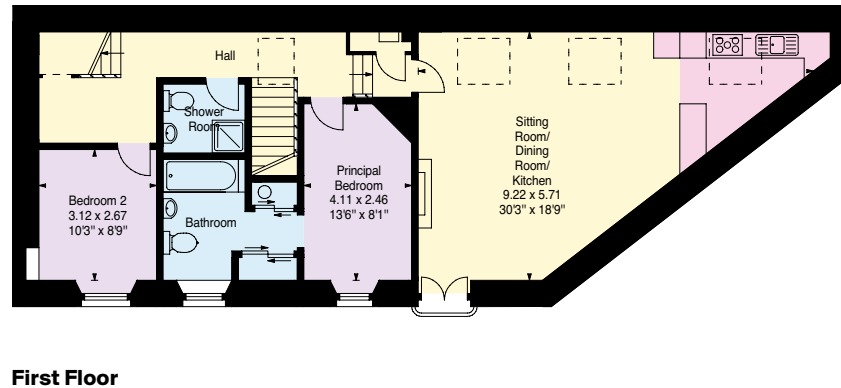
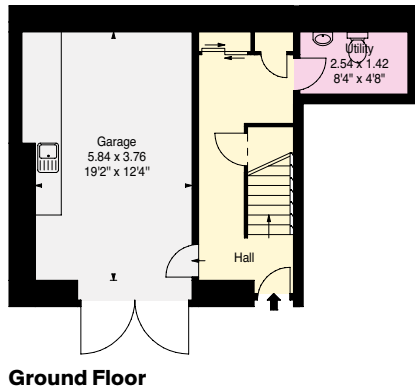
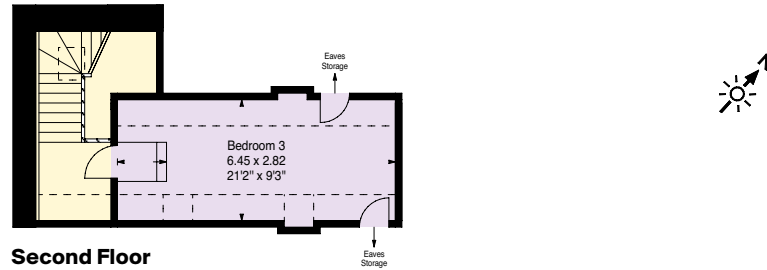
Council Tax

Band F



**Approximate Gross Internal Floor Area
1689 Sq Ft - 156.91 Sq M (including Garage)**

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.



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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.



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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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