



Queensferry Street Lane, West End, **EH2**



A superb two bedroom mews house with generous private garden.

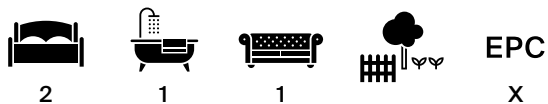
20A Queensferry Street Lane is a traditional stone build mews house that has been fully renovated to the highest of standards. The house offers comfortable accommodation and enjoys plenty of natural light and it beautifully presented throughout.

The ground floor boasts a contemporary kitchen, dining, living space with direct access out onto the patio and garden. Directly off the reception space is a guest WC bathroom. A stylish stair leads to the second floor consisting of two double bedrooms, gorgeous family bathroom and helpful study perfect for at home working.

Location

Queensferry Street Lane is perfectly located in the heart of the sought-after West End yet quietly nestled away from the main routes of the city.

With many award winning restaurants, shops and attractions Queensferry Street Lane is ideal for buyers looking to create a home in the City that offers first class amenities on your door step. Stockbridge 'The Village in the City' is a short walk over the picturesque Dean Bridge. Stockbridge has a wide range of local butchers, bakers and fishmongers as well as cafés and yet more restaurants and bars.

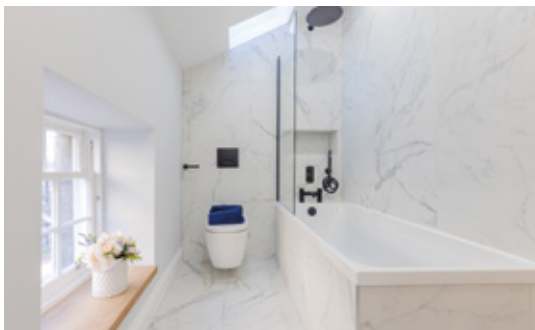


Fixed Price	Tenure	Local Authority	Council Tax
£650,000	Freehold	The City of Edinburgh Council	Band XXXX



The property is also conveniently situated for the main financial centres and both Haymarket train station and the Tram at Shandwick Place are within easy reach.

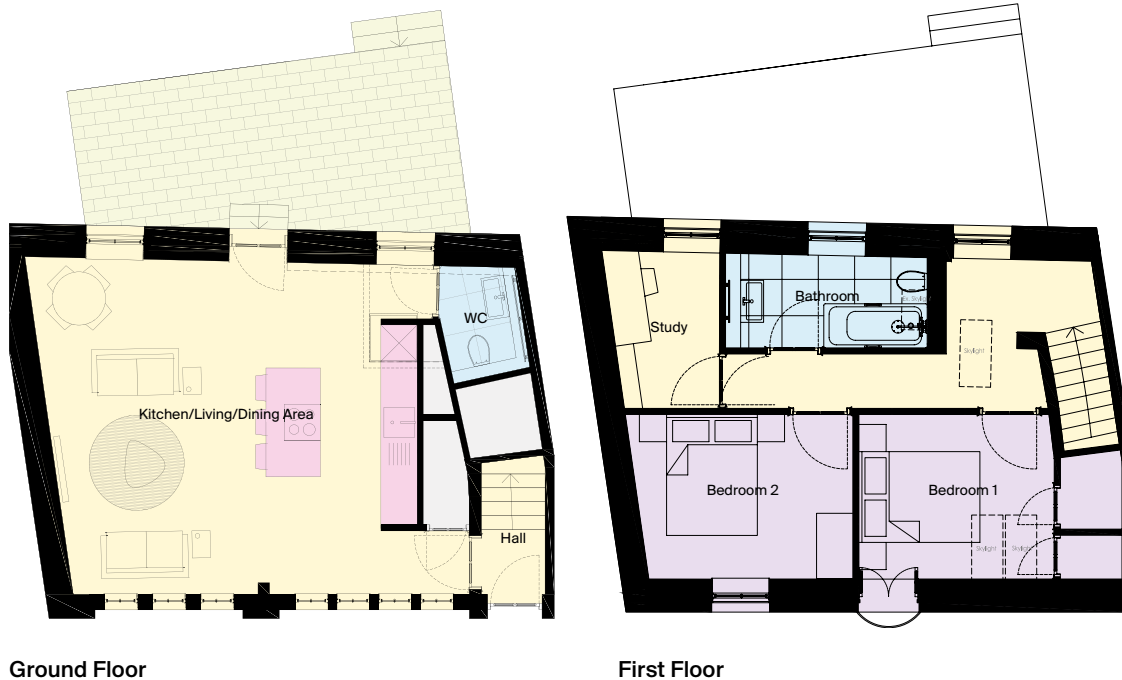
There are a range of schools within easy reach such as Erskine Stewart's Melville Schools, Fettes College and The Edinburgh Academy.



Approximate Gross Internal Floor Area

936 sq ft / 87 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.



Ground Floor

First Floor

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.



Knight Frank Edinburgh

80 Queen Street

Edinburgh

EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Faith Peden

0131 222 9600

faith.peden@knightfrank.com

Rosi Dow

0131 222 9600

rosi.dow@knightfrank.com

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 November 2022. Photographs dated November 2022.

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