



lindsays

13 Randolph Lane
West End, EH3 7TD

"a charming mews flat located within a peaceful cul-de-sac in the prestigious West End"

- Lower hall with under stair storage
- Sitting room with fireplace
- Separate modern fully fitted kitchen
- Double bedroom with Juliette balcony
- Second bedroom with skylight
- Modern shower room
- Gas central heating
- Sash and case windows

EPC Rating E

FIXED PRICE £305,000



Description

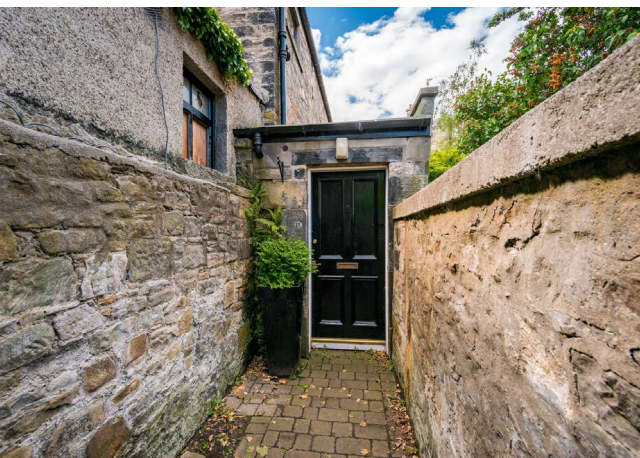
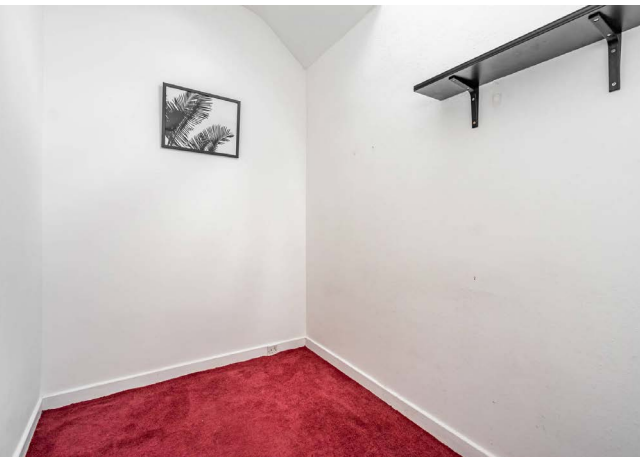
A charming maindoor mews flat which forms part of a handsome A listed building located within a peaceful cobbled cul-de-sac. Situated in the prestigious West End this delightful property boasts an enclosed entrance which provides a small outside space in the heart of the City. In brief the accommodation comprises; lower hall with under stair storage, sitting room with fireplace, separate modern fully fitted kitchen with window to the rear, double bedroom which could also be utilised as a living room with Juliette balcony enjoying a beautiful outlook down the cobbled street, second bedroom with skylight, and modern shower room.

Area

Located in the very heart of the city's West End, Randolph Lane could hardly be more central or convenient, with all the city has to offer virtually on the doorstep. Princes Street and vibrant George Street with their designer shops and stylish restaurants are within minutes, yet the area retains a charming village like atmosphere with cobbled streets, Georgian and Victorian architecture featuring throughout. There are numerous small independent shops, as well as a Marks & Spencer food outlet, Tesco and a Sainsbury's all within minutes of the flat, as are a wonderful variety of coffee houses, restaurants and bars. The Dean Gallery and the Scottish National Gallery of Modern Art are within a pleasant stroll. Indeed, the Usher Hall, Traverse and Lyceum Theatres, the Edinburgh Filmhouse and Odeon Cinema are all within a few minutes on foot. There are delightful leafy riverbank walks by the Water of Leith, several access paths to the city's cycle path network and Edinburgh Sports Club offering a wide programme of activities, all within close proximity. Bus services are on hand to many other parts of the city and a tram stop on Shandwick Place provides a direct link with Edinburgh International Airport. In addition, Haymarket Rail Station is less than five minutes away.

Viewing

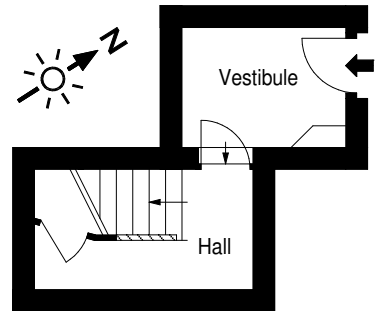
by appointment contact Lindsays on 0131 229 4040



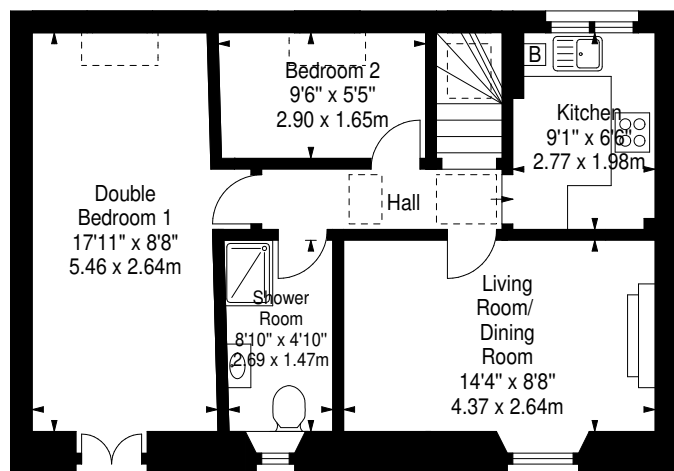
Randolph Lane,
Edinburgh, EH3 7TD



Approx. Gross Internal Area
629 Sq Ft - 58.43 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor Entrance



First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.