

9 York Lane

EDINBURGH, EH1 3HY



*Truly unique two-bedroom main door flat,
in the heart of Edinburgh's New Town*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Jonny Clifford with McEwan Fraser Legal is delighted to present this remarkable two-bedroom main door apartment, set in the heart of Edinburgh - it offers a rare opportunity to acquire a property that seamlessly blends period character with refined modern living. Presented to the market in true walk-in condition, the home is a testament to the current owners' impeccable taste and attention to detail, showcasing an interior that is both unique and highly functional.

THE KITCHEN

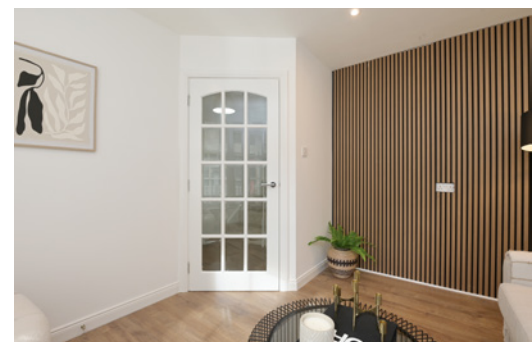


The accommodation is arranged across two levels, creating a sense of depth and individuality rarely found in city apartments. At the centre of the home is the bespoke sunken kitchen, a striking design feature that immediately sets this property apart. Finished to an excellent standard, it is enhanced by a dedicated utility room and separate pantry, ensuring practicality and generous storage without compromising on style.

THE LIVING ROOM



The living room is truly special, exuding elegance and warmth. Beautiful wall panelling adds a touch of modern grandeur, while the newly refurbished sash-and-case windows allow light to pour into the room, highlighting the intricate detailing and creating a welcoming atmosphere. This is a space equally suited for entertaining guests or enjoying a quiet evening at home.

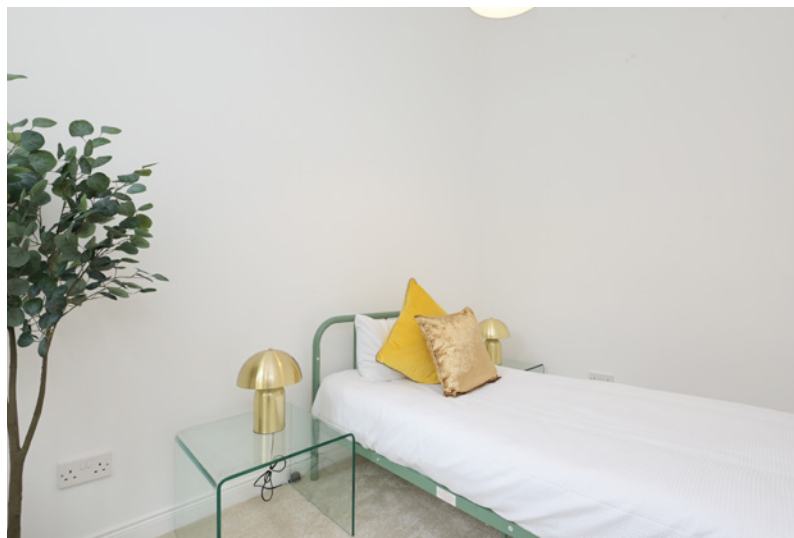
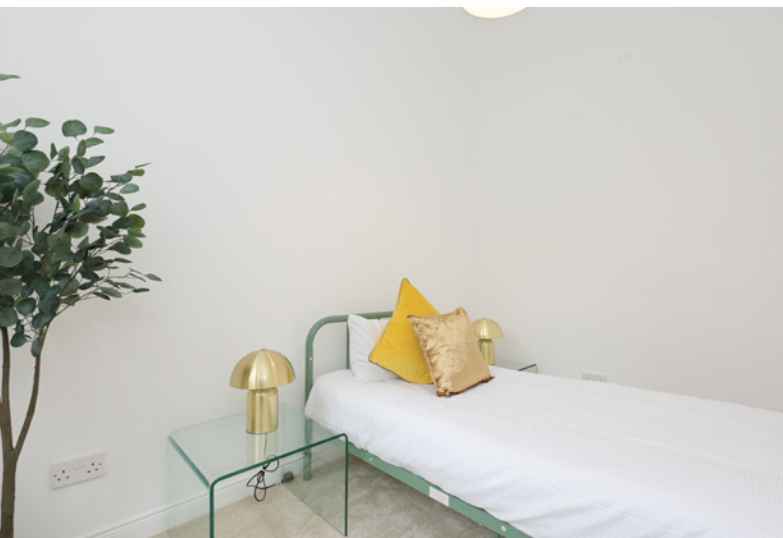


BEDROOM 1



The property boasts two well-proportioned bedrooms, thoughtfully positioned on different floors to maximise privacy and versatility. The principal bedroom is an exceptional retreat, complete with floor-to-ceiling windows that flood the space with natural light and integrated storage solutions that preserve the clean, contemporary feel. The second bedroom offers flexibility as a guest suite, home office, or additional living space, depending on individual needs. A beautifully finished shower room occupies the upper level and has been designed to the highest standard. Fully tiled, with sleek lines and high-quality fixtures, it radiates the feel of a boutique hotel and provides a serene environment for daily routines.

BEDROOM 2



THE SHOWER ROOM



THE HALLWAY & LANDING



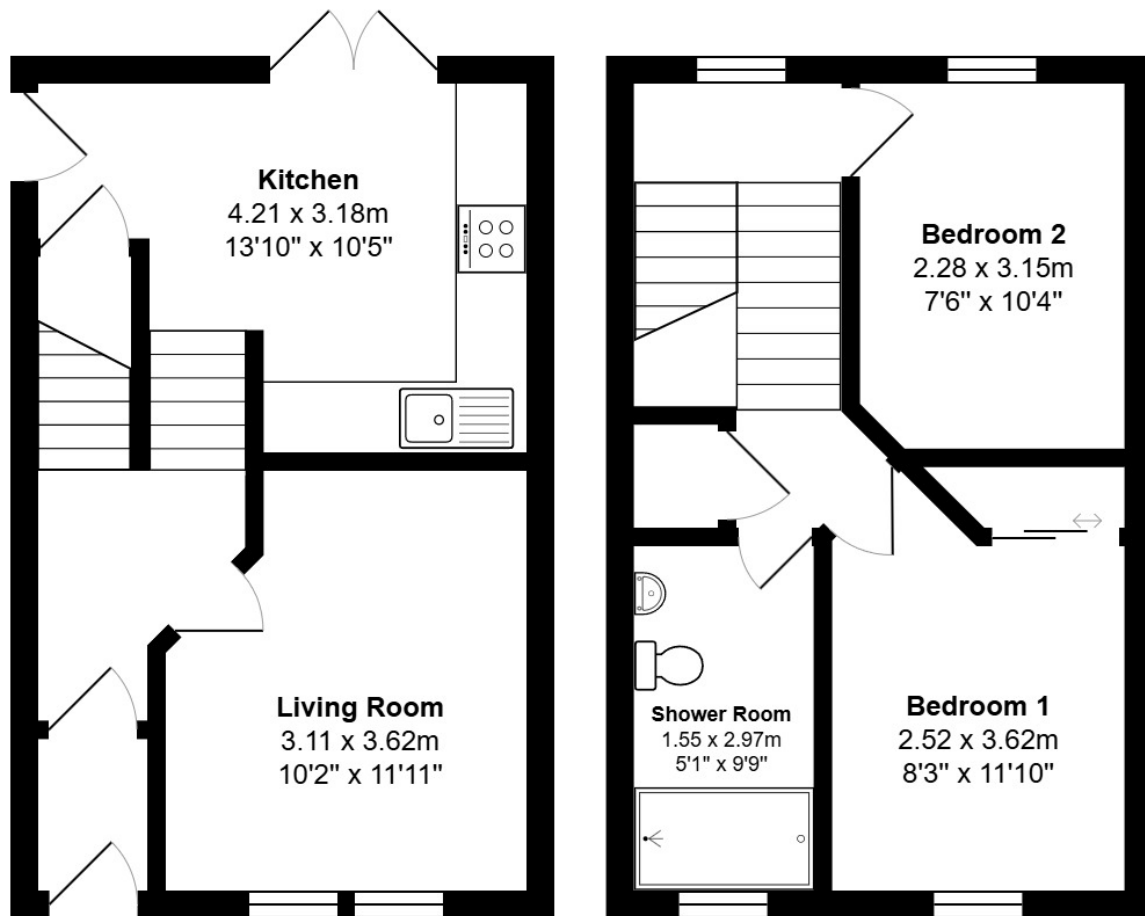
Externally, the property enjoys a highly coveted feature for its central location: a private patio garden. Rarely available in this part of the city, it offers an intimate outdoor retreat, perfect for morning coffee, evening relaxation, or al fresco dining.

With its unique layout, exceptional finishes, and rare outdoor space, this apartment is not just a home but a statement property – one that offers the very best of Edinburgh city living, where heritage, design, and practicality come together in perfect harmony.

EXTERNALS

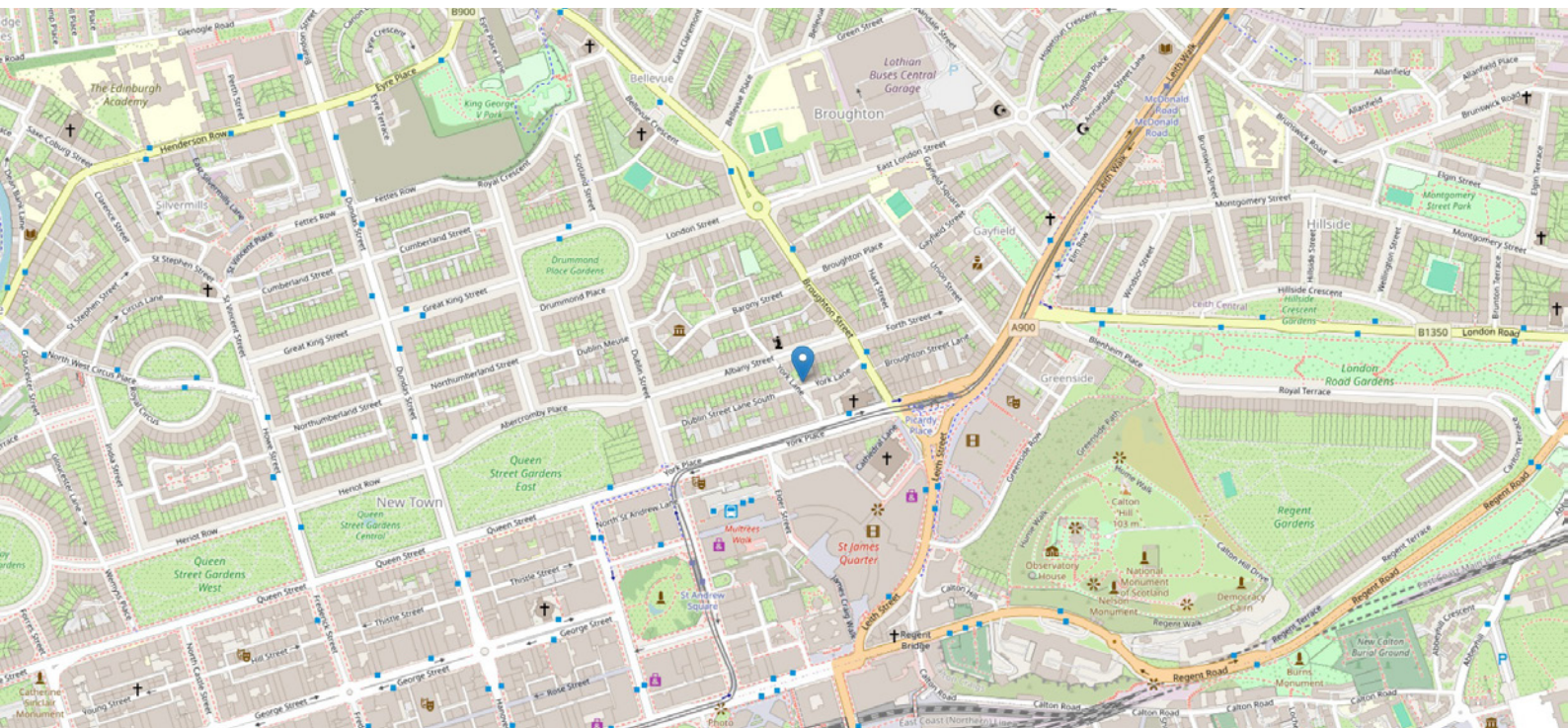


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 57m² | EPC Rating: C



THE LOCATION

York Lane is a charming and highly desirable location tucked just off York Place, right in the very heart of Edinburgh's New Town. This peaceful cobbled lane enjoys a wonderfully discreet setting while being only moments from the buzz of the city centre. Its position offers the best of both worlds, a tranquil residential atmosphere combined with immediate access to everything the capital has to offer.





From here, residents are within easy walking distance of St Andrew Square, George Street and Princes Street, home to some of Edinburgh's finest shops, restaurants, and bars. The area is also exceptionally well connected, with the St James Quarter just around the corner, Waverley Station a short walk away, and excellent tram and bus links providing direct access to Edinburgh Airport and across the city.

York Lane benefits from being part of the Edinburgh New Town UNESCO World Heritage Site, with its elegant Georgian streets, historic architecture, and vibrant cultural scene. Green spaces such as Calton Hill and the Royal Botanic Gardens are close by, offering calm escapes from urban life.

With its blend of historic charm, modern convenience, and unbeatable central location, York Lane represents one of the most exclusive and sought-after addresses in Edinburgh.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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