




McEwan Fraser Legal
Solicitors & Estate Agents
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12 Young Street South Lane

EDINBURGH, EH2 4JF

WEST END

Edinburgh

Young Street South Lane is situated in the heart of the city, backing onto George Street and within walking distance of Princes Street, where the city's best shopping facilities, as well as excellent bars and restaurants, can be found.

The West End is of course, where Edinburgh's entertainment facilities tend to be very highly concentrated. Here there is the Usher Hall, the Lyceum Theatre, an indoor sports facilities and health clubs, as well as The Bannatyne Health Club and Spa on Queen Street and the and Sheraton One Spa. These facilities are no more than a comfortable walk away. For those who prefer open-air recreational facilities, Princes Street Gardens is a five-minute walk away.

Transport links are excellent with buses running frequently within the area. Haymarket and Waverley train stations are both within close reach at either end of Princess Street, making this a highly desirable position.



12 YOUNG STREET

South Lane

McEwan Fraser Legal are delighted to present to the market this fantastic two-bedroom mews flat, well situated in the heart of Edinburgh City Centre. The property would make for a great buy to let investment, base or family home.

In more detail, the property consists of a welcoming hallway with storage. The bright and airy lounge allows for free standing furniture and different furniture configurations. The kitchen comes with floor to ceiling units, space for cooker, fridge freezer and washing machine. The master bedroom is bright and airy and also allows for free standing furniture and offers a wide range of configurations. Bedroom two could be utilised as an office, study or walk-in wardrobe. The bathroom completes the property internally with shower over bath, wash hand basin and WC. The property also benefits from central heating.

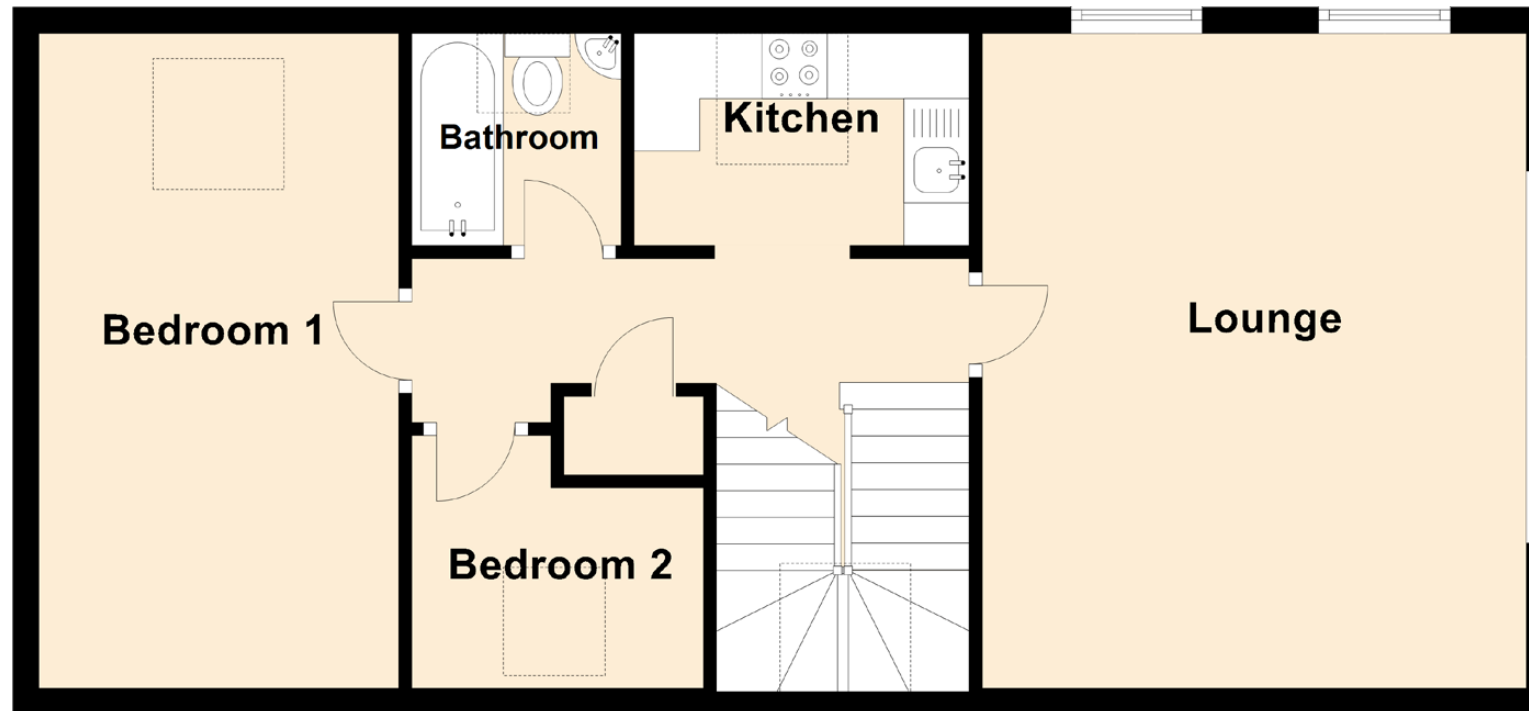
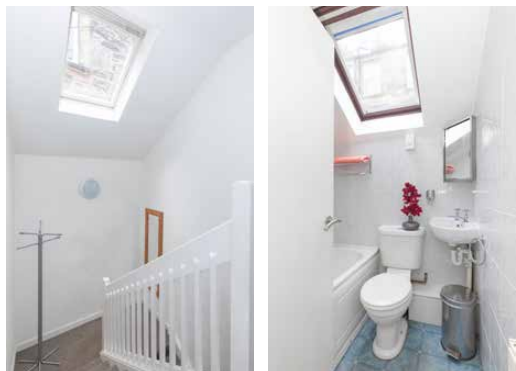
Parking permits are available from Edinburgh City Council for residential parking. Alternatively, there is plenty of paid meter parking within walking distance. As owner of the property, you will be entitled to exclusive use of Queen Street Gardens West.

Properties of this type are extremely rarely available and this is a unique opportunity. Viewing is highly recommended to appreciate its potential.



KITCHEN
& LOUNGE

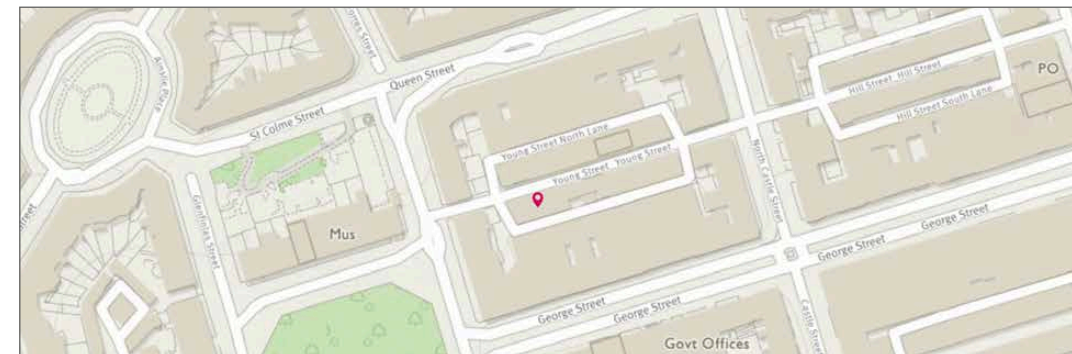
BEDROOMS & BATHROOMS



Approximate Dimensions (Taken from the widest point)

Lounge	4.94m (16'2") x 4.16m (13'8")
Kitchen	2.56m (8'5") x 1.62m (5'4")
Bedroom 1	5.00m (16'5") x 2.75m (9')
Bedroom 2	2.23m (7'4") x 2.00m (6'7")
Bathroom	1.62m (5'4") x 1.60m (5'3")

Gross internal floor area (m²): 60m² | EPC Rating: D






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**Part
Exchange
Available**

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