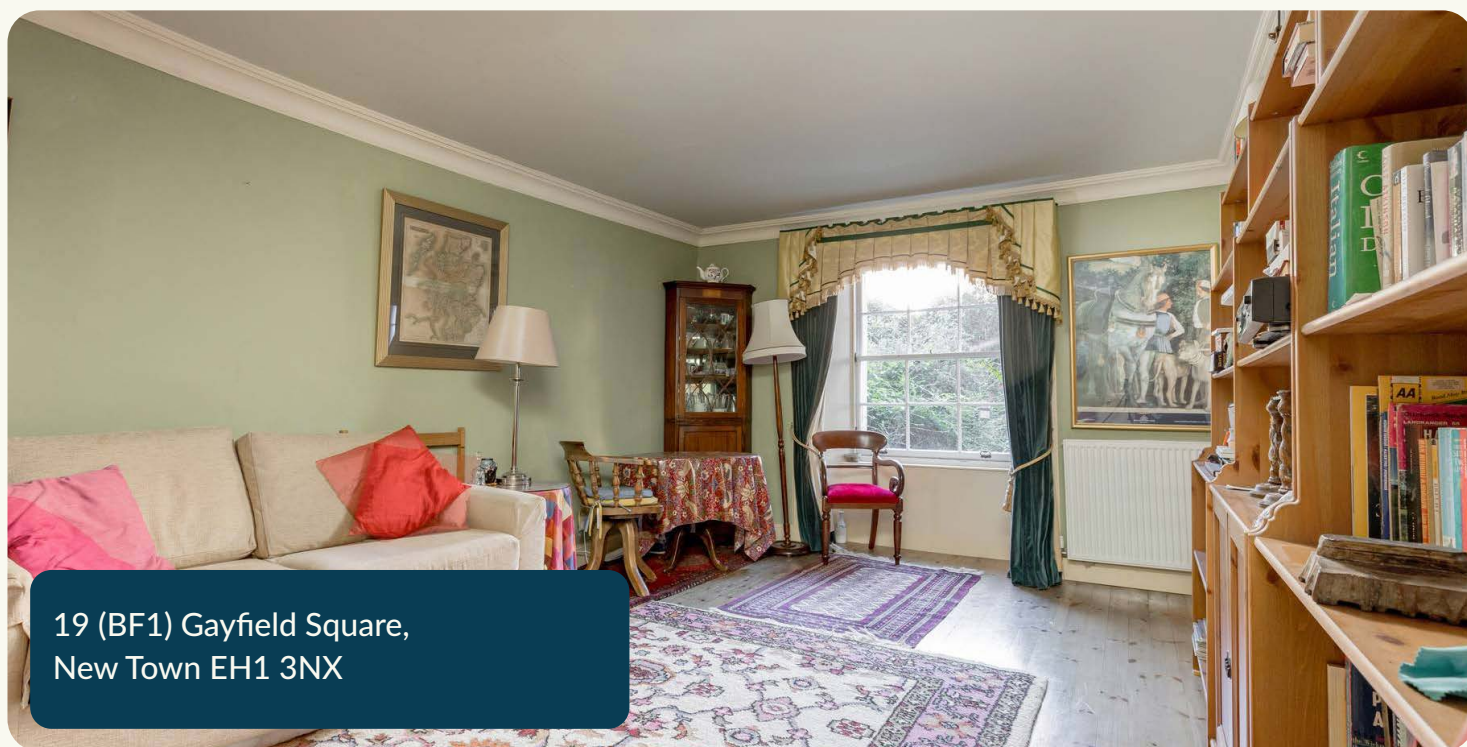




19 (BF1) Gayfield Square,
New Town EH1 3NX



A delightful one bedroom basement flat, peacefully located to the rear of the building

 1 Bed  1 Bath  1 Reception

Located on the edge of Edinburgh's historic New Town, a UNESCO World Heritage Site, 19 (BF1) Gayfield Square is a delightful one bedroom basement flat, peacefully located to the rear of the building. With an attractive leafy outlook, the property now requires a degree of modernisation and offers the opportunity to create a superb central home. The accommodation briefly comprises entrance hallway with storage, sitting room, kitchen, double bedroom, and shower room. The property benefits from a large sub-basement, which is currently used as a hobbyists workshop. There is a shared garden located to the rear of the building.

Features

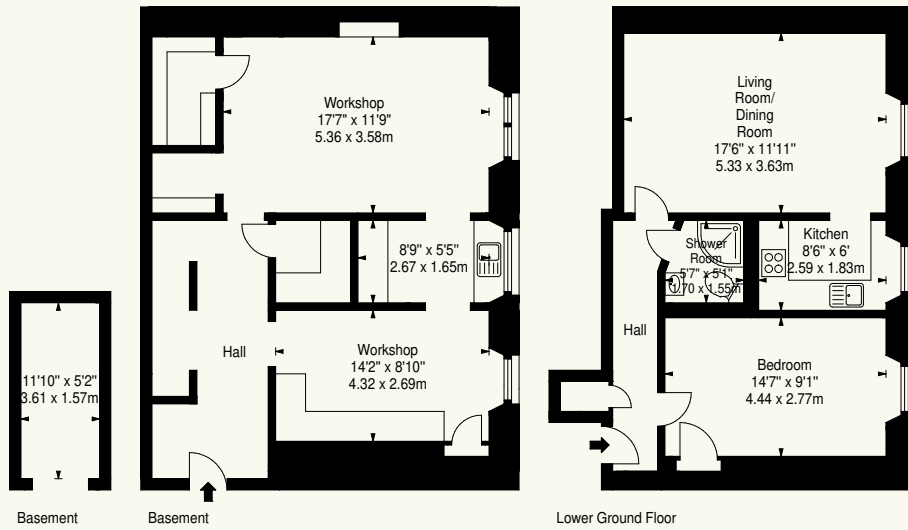
- Sought after central location
- Excellent local amenities and transport links
- Attractive and peaceful setting
- Large basement
- Sitting room
- Kitchen
- Double bedroom
- Shower room
- Gas central heating
- Shared rear garden
- EPC Rating C

Offers Over £285,000

Gayfield Square,
Edinburgh,
Midlothian, EH1 3NX



Approx. Gross Internal Area
532 Sq Ft - 49.42 Sq M
Workshop & Out Building
Approx. Gross Internal Area
710 Sq Ft - 65.96 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Located in Edinburgh's prestigious World Heritage Site of the historic New Town, Gayfield Square is only a few minutes walk from the retail and commercial centre of Edinburgh in George Street, Princes Street, St James Quarter, and a short journey from the West End commercial district. The property enjoys all the benefits of city centre living with a wide variety of shops, bistros and restaurants. Waverley Train Station and St Andrew Square

Bus Station are also easily accessible. Nearby tram stops on Picardy Place and St Andrews Square provide a direct link to Edinburgh International Airport. The open spaces of the Royal Botanic Gardens, Inverleith Park and the Water of Leith are all within short walking distance. There are excellent local schools on the north side of the City both in the state and private sectors.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsay's on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's 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.