



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**Flat 15, 27 Hawthornbank Lane,  
Dean Village, EH4 3BH**



## SECOND FLOOR FLAT

- Living Room
- Dining Room
- Kitchen
- Two Double Bedrooms (One En-Suite)
- Shower Room
- Lift
- Shared Grounds
- Single Garage
- Double Glazing
- EPC Rating - D





This bright and well-proportioned second floor flat forms part of an exclusive development on the banks of the Water of Leith in the sought-after and picturesque Dean Village in the heart of Edinburgh. Nearby, the West End and Stockbridge offer a wide range of amenities including shops, artisan food stores and a fantastic selection of cafes, restaurants, and bars. The accommodation comprises; generous living room with feature fireplace, separate dining room with great natural light, modern kitchen, two good-sized double bedrooms with built-in wardrobes and one with en-suite bathroom and separate shower room. The property sits in neatly maintained, shared grounds and benefits from a single garage. The property is fully double glazed and the development benefits from a secure, communal entrance with a lift. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer and washing machine. All appliances included above are sold as seen with no warranty provided.

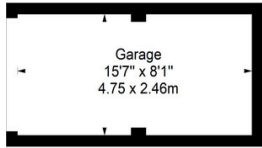
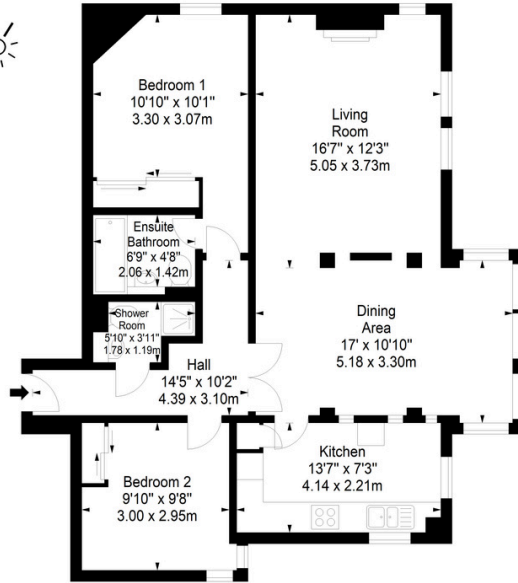


Hawthornbank Lane,  
Edinburgh, EH4 3BH



Approx. Gross Internal Area  
882 Sq Ft - 81.94 Sq M  
Garage

Approx. Gross Internal Area  
124 Sq Ft - 11.52 Sq M  
For identification only. Not to scale.  
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Ground Floor

Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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