

4 (flat 8) Dean Park Street, Stockbridge, Edinburgh, EH4 1JL



### Description

Superb two-bedroom dual-facing top floor flat, forming part of a well maintained traditional Victorian tenement building situated in the heart of Stockbridge boasting a prime position in one of Edinburgh's most sought-after and fashionable areas. The flat retains some fine traditional features, including sash and casement windows, ornate plaster cornices, and a wooden fire surround.

- Hallway with fitted storage with further walk-in storage cupboard cleverly utilised as an office space
- Bay windowed living room
- Well appointed kitchen/breakfast room with large larder cupboard
- Two double bedrooms
- Bathroom featuring a stylish white three piece suite having a shower over the bath
- Gas central heating
- Partial double glazing
- Secure entry system
- Beautifully tended shared rear garden
- Permit parking

**Extras:** Items of furniture may be available for separate negotiations

**EPC Rating:** D

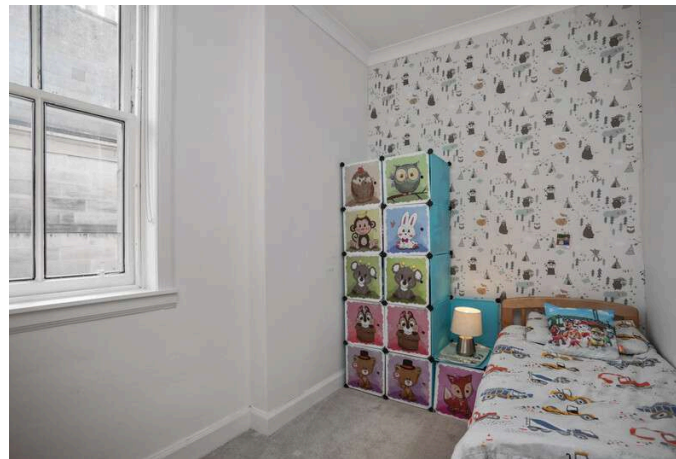
### Price and Viewing

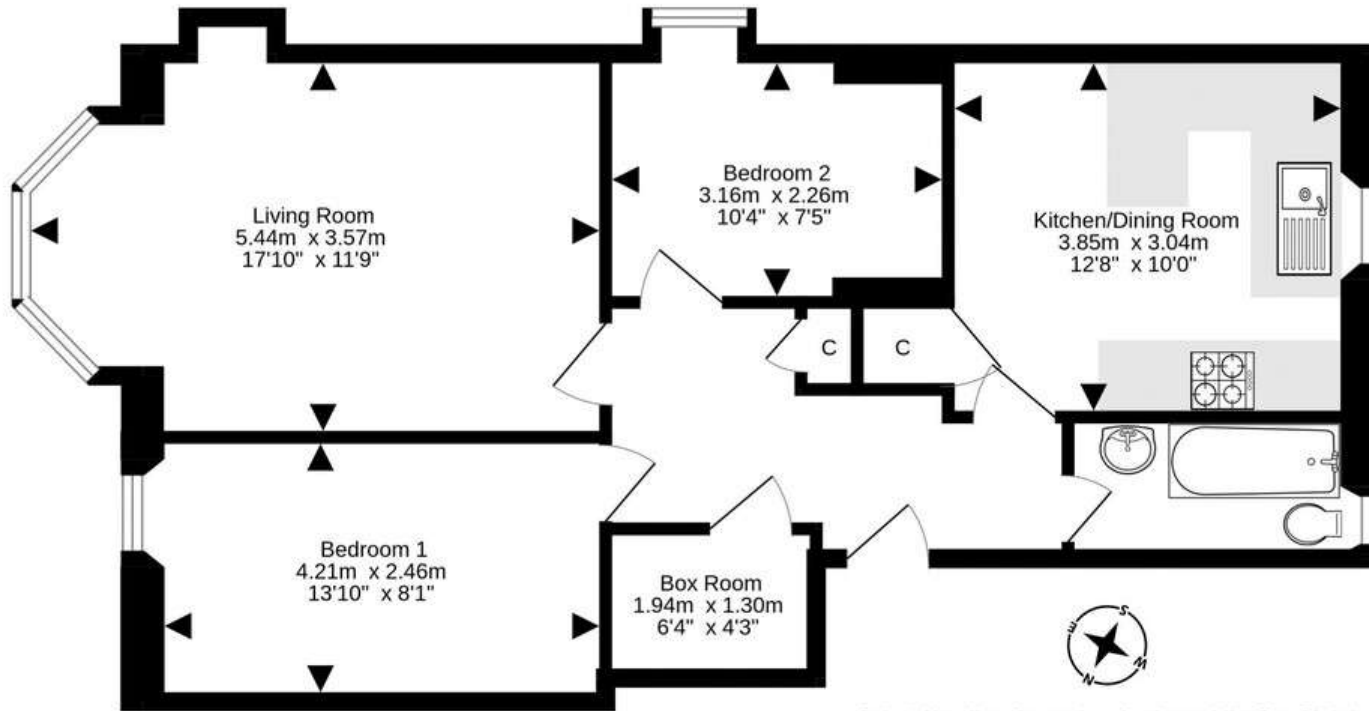
For price and viewing information or further details on this property please contact us on 0131 557 3188.



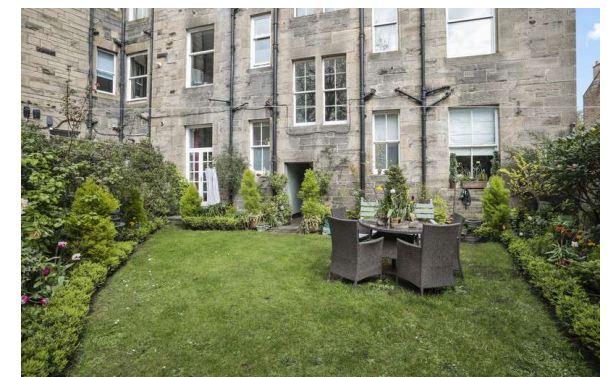
## Location

Stockbridge is a highly desirable cosmopolitan village within the heart of the city and has been quoted in many published magazines as one of the best places to live in Britain. Bordered to the north by Inverleith Park and the Royal Botanic Gardens, and to the south by the celebrated New Town. It is unique in character and style and plays host to a wonderful variety of small speciality shops, fashionable bars, quaint coffee shops, delis, boutiques as well as a Waitrose at Comely Bank, a Sainsbury at Craighleith whilst an open-air market is a hive of activity on a Sunday morning. The West End and Princes Street may be reached within 10 minutes on foot, and the city's financial hub within 15. Leisurewise, the Glenogle Swim Centre offers a wide programme of activities, with The Village, Westwoods and the Grange private Sports Clubs all within a few minutes, as of course are Inverleith Park and The Royal Botanic Gardens. There are lovely walks and a cycle path along the banks of the Water of Leith, running all the way from Balerno to the waterfront at Newhaven. Road links to the central motorway network, Forth bridge and city by-pass are excellent (via Queensferry Road) and there is a tram stop at the West End which provides a direct link with Edinburgh International Airport.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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