

**15 Dean Terrace
Edinburgh EH4 1ND**

Offers Over £550,000

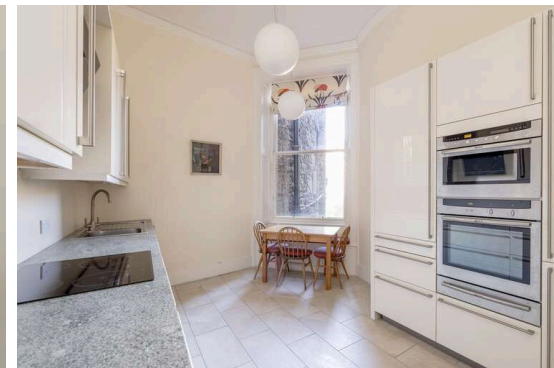
- Large living room featuring ornate cornice, centre rose and decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and appliances included
- Two double bedrooms with master featuring en-suite
- Bathroom fitted with three-piece suite and mains shower over the bath
- Toilet
- Electric heating
- Working shutters on windows
- Cellar storage

Council Tax Band: E

Tenure: Freehold

Annual Service Charge: £0

Shared Ownership: N



Maindoor Flat

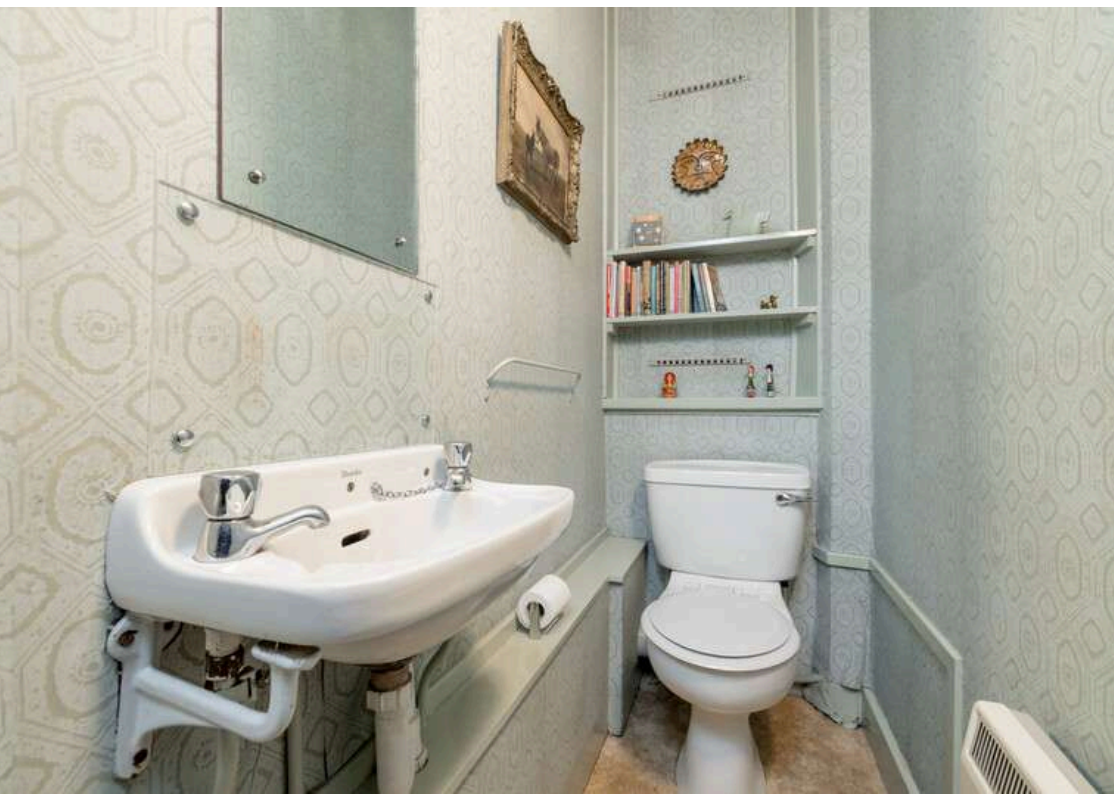
Blair Cadell is delighted to present this stunning main-door flat located in the highly sought-after area of Stockbridge. Boasting beautiful original features and generous living space, this exceptional property is sure to appeal to a wide range of buyers and is a must-see.

The accommodation begins with a grand entrance vestibule showcasing natural wood flooring and useful storage cupboards, which leads into a spacious hallway. The south-facing living room is bathed in natural light from large windows and features exquisite original cornicing, a central ceiling rose, and a gas fireplace—an ideal setting for relaxing or entertaining guests. The modern kitchen is well-appointed with a range of floor and wall-mounted units, an induction hob, double oven, and integrated appliances, all included in the sale. There are two large double bedrooms, with the master bedroom boasting intricate cornicing, a decorative fireplace, and an en-suite bathroom, which can also be accessed from the hallway. The en-suite includes a three-piece suite and a mains-powered shower over the bath. An additional W.C. is also available. The property benefits from electric heating, single-glazed sash windows with working shutters, and three useful storage cellars. On-street residents' permit parking is available. *No warranties are provided for systems or appliances, some furniture available by separate negotiation*

Situated just steps away from the vibrant shopping district of Stockbridge, the flat enjoys proximity to a wide array of independent boutiques, cafes, restaurants, and bars, perfect for dining and socializing. A nearby Waitrose in Comely Bank, along with Morrisons on Ferry road, Tesco at Canonmill's and Sainsbury's, ensures easy access to groceries. The area is well-served by renowned private and public schools, including Fettes College, Stewart's Melville College, Edinburgh Academy, and Broughton High School. For recreational activities, residents will appreciate the proximity to Inverleith Park, Glenogle Baths, Edinburgh Accies Rugby Club, and Broughton Bowling Club. The picturesque Water of Leith Walkway offers serene walking routes for moments of quiet relaxation. Access to Dean gardens is also available by subscription. This property truly combines classic charm with modern living in one of Edinburgh's most desirable neighbourhoods.

Viewing by appointment on 0131 337 1800

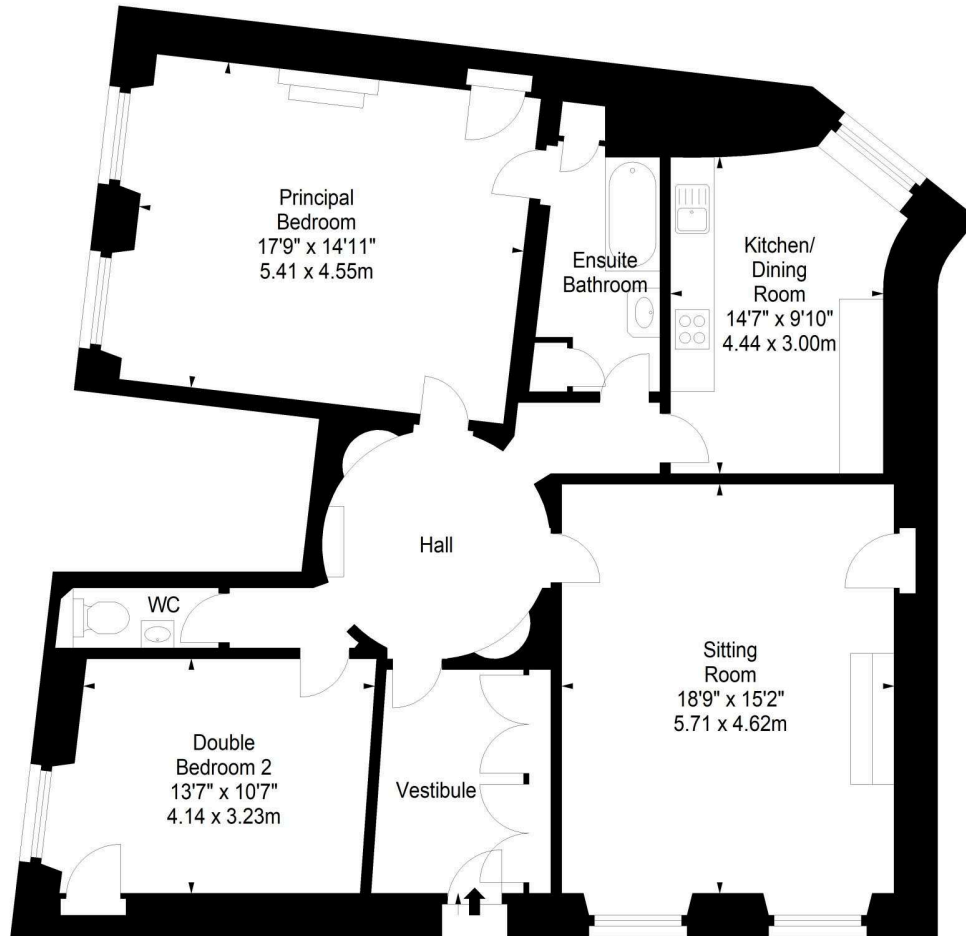
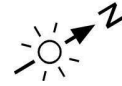




Dean Terrace,
Edinburgh, EH4 2ND



Approx. Gross Internal Area
1237 Sq Ft - 114.92 Sq M
For identification only. Not to scale.
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Ground Floor



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