



43-12 Deanhaugh Street
Stockbridge
Edinburgh
EH4 1LR







Top floor flat situated in the desirable New Town area of Stockbridge, just north of the City Centre. There are good local facilities including an eclectic range of boutique shops, delis, cafes, bars and bistros. There are two Scotmid Co-operatives and a Sainsbury's Local within Stockbridge, and a Waitrose supermarket at nearby Comely Bank together with a large Sainsbury's supermarket at Craigleith.

The Royal Botanical Gardens, Inverleith Park and the Water of Leith walkway and cycle path are all under a mile away and provide pleasant walks, whilst Glenogle Swim Centre and the Stockbridge Market, which occurs every Sunday, is only a short walk away from the property.



Regular buses run to and from the City Centre and surrounding areas, and the City Bypass, Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and main motorway networks are within easy reach. Both Waverley and Haymarket train stations are nearby which is convenient for commuters.

The property is now in need of modernisation and upgrading but has great potential to form an attractive City Centre flat. The kitchen appliances are included in the sale, no warranties will be granted regarding any appliances or systems included in the sale.

PROPERTY DETAILS

- Entrance Hall with entryphone handset.
- Lounge / Dining Room with window to rear with open outlook. Window seat with cupboard below. Feature fireplace with wooden surround. A shelved bookcase opens onto a concealed shelved cupboard. Picture rail. Open plan to;
- Fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. Stainless steel sink with drainer.
- Large Double Bedroom with window to rear overlooking garden. Extensive built in mirrored wardrobes with additional storage space above.
- Good sized Boxroom suitable for use as a study or occasional bedroom.
- Bathroom with white three-piece suite comprising bath with electric shower above, wash hand basin and WC. Mirrored bathroom cabinet. Frosted window to rear.



Viewing: By appointment on 0131 524 3800



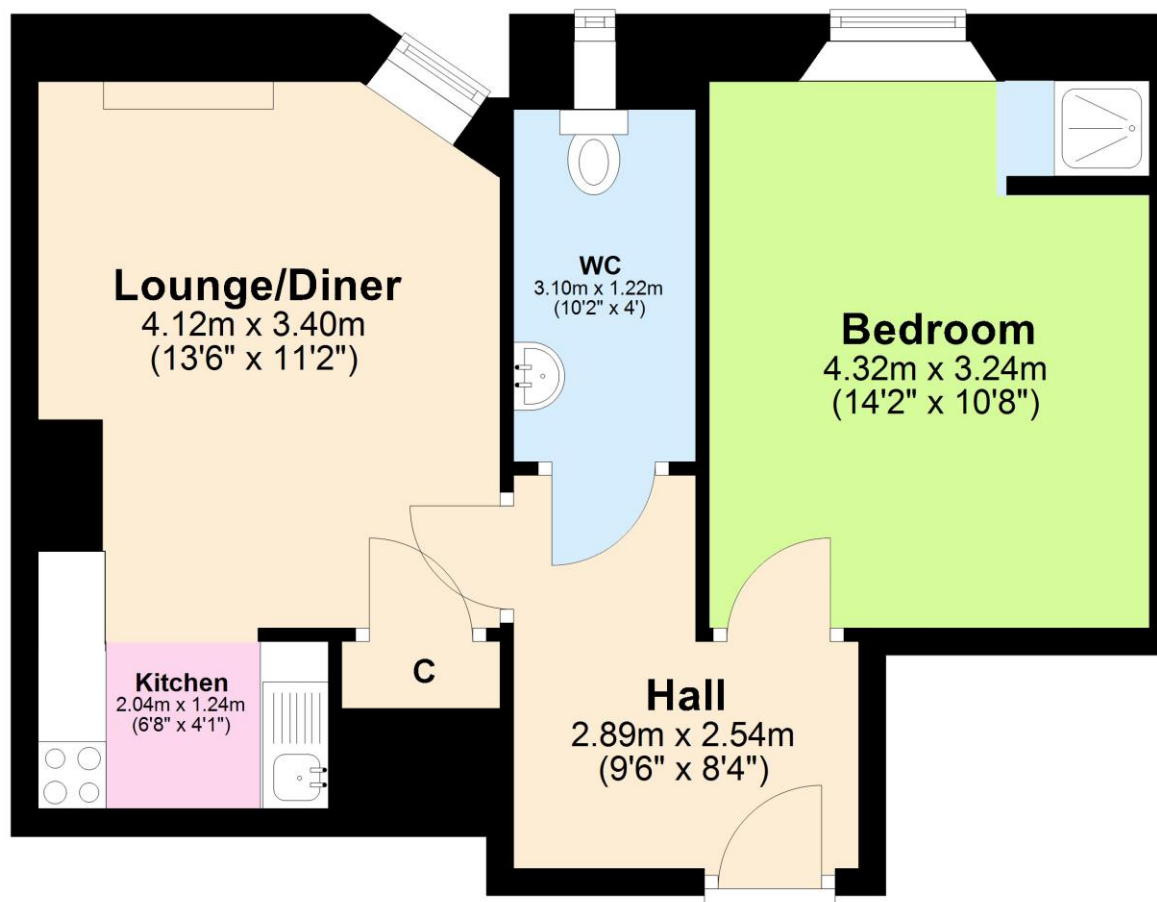
Council Tax Band: C

Energy Performance Rating: F



Top Floor

Approx. 44.0 sq. metres (473.6 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

ESPC
espc.com



CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS