









Solicitors & Estate Agents



17/1 Dean Bank Lane

Stockbridge | Edinburgh | EH3 5BS

Nestled in a peaceful alcove of vibrant Stockbridge, this property is perfect for first-time buyers and professionals looking for a stylish and well-located home. The rear of the flat offers picturesque views over the charming Water of Leith, providing a serene retreat amidst the energy of the city.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Permit Parking
-  EPC Rating – D
-  Council Tax Band - D



Description

Upon entering the property, you are welcomed by a bright and inviting hallway, providing access to all main living areas. The reception room is a standout feature, boasting a beautiful bay window that overlooks the tranquil Water of Leith, filling the space with natural light and offering a peaceful outlook. Thoughtfully designed, the room also benefits from built-in storage, ensuring practicality alongside its charm. The kitchen features a classic design with fitted wall and base units, providing ample storage and workspace. A rear-aspect window allows for plenty of natural light while offering the same serene views as the reception room. The well-proportioned double bedroom is complete with laminate flooring and mirror-fronted built-in wardrobes, maximizing storage while maintaining a sleek and modern aesthetic. The bathroom is fitted with a three-piece white suite and includes a Mira electric shower over the bath, combining style and functionality for everyday convenience.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Parking and Communal Areas

The property benefits from a secure entry system, ensuring safety and peace of mind. Permit parking is available for residents, providing convenient access. Additionally, a private lock-up within the stairwell offers an ideal space for bicycles or extra storage.

Viewing

Please contact Neilsons on 0131 625 2222.





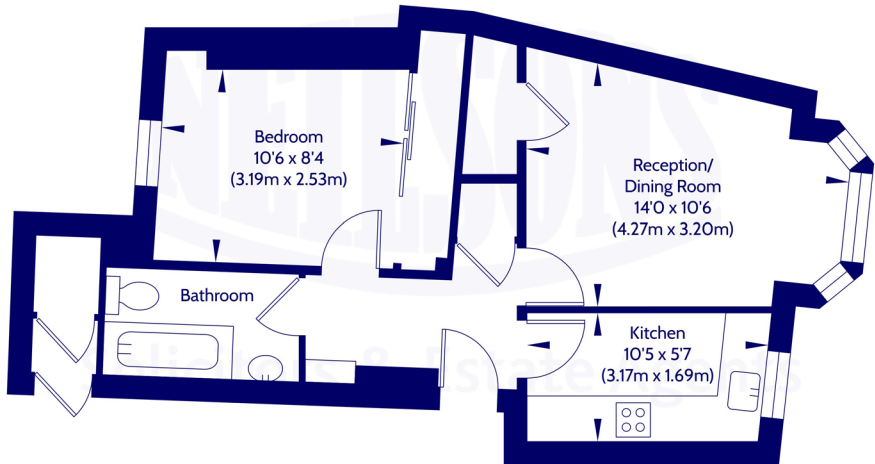
Location

The property is located in the vibrant and cosmopolitan district of Stockbridge, renowned for its charming village atmosphere and excellent selection of independent shops, cafés, and restaurants. Residents benefit from a wide range of amenities, including a Waitrose supermarket, various financial services, and a lively social scene with popular bars and eateries. Princes Street and George Street are easily accessible on foot or via the frequent public transport services that serve the area. Stockbridge also offers a variety of leisure options, such as local gyms, the Royal Botanic Garden, the Edinburgh Academy Sports Ground, and the Grange Cricket and Tennis Club. For outdoor enthusiasts, the Water of Leith Walkway is nearby, offering scenic walking routes through the city. The location is particularly convenient for access to the Western General Hospital and Fettes Police Headquarters. For those commuting further afield, the City Bypass—providing connections to Scotland's main motorway network—is within easy reach.



Approx. Gross Internal Floor Area 38.81 Sq M / 418 Sq Ft.

Lower Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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