



Solicitors & Estate Agents



Offers Over

£300,000

26/8 Hawthornbank Lane

Dean Village | Edinburgh | EH4 3BH

A fantastic opportunity has arisen to purchase this impressive, truly stunning third floor flat with lift, secure allocated parking and communal gardens, situated in the prestigious area of Dean Village, close to excellent amenities, transport links and the city centre.

-  2 Bedrooms
-  1 Public Rooms
-  2 Bathrooms
-  Lift/Stair Access
-  Secure Allocated Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band - F



Description

The accommodation which is presented in move in condition in brief comprises; secure entry system, lift and stair access to all floors, welcoming hallway, bright and spacious open plan reception/dining room with electric fireplace, fitted kitchen with a range of base and wall mounted units with appliances, well proportioned principal bedroom with fitted wardrobes and en-suite shower room, good sized second double bedroom with fitted wardrobes and bathroom with three-piece suite and shower over bath. Further benefits include double glazing.



Extras

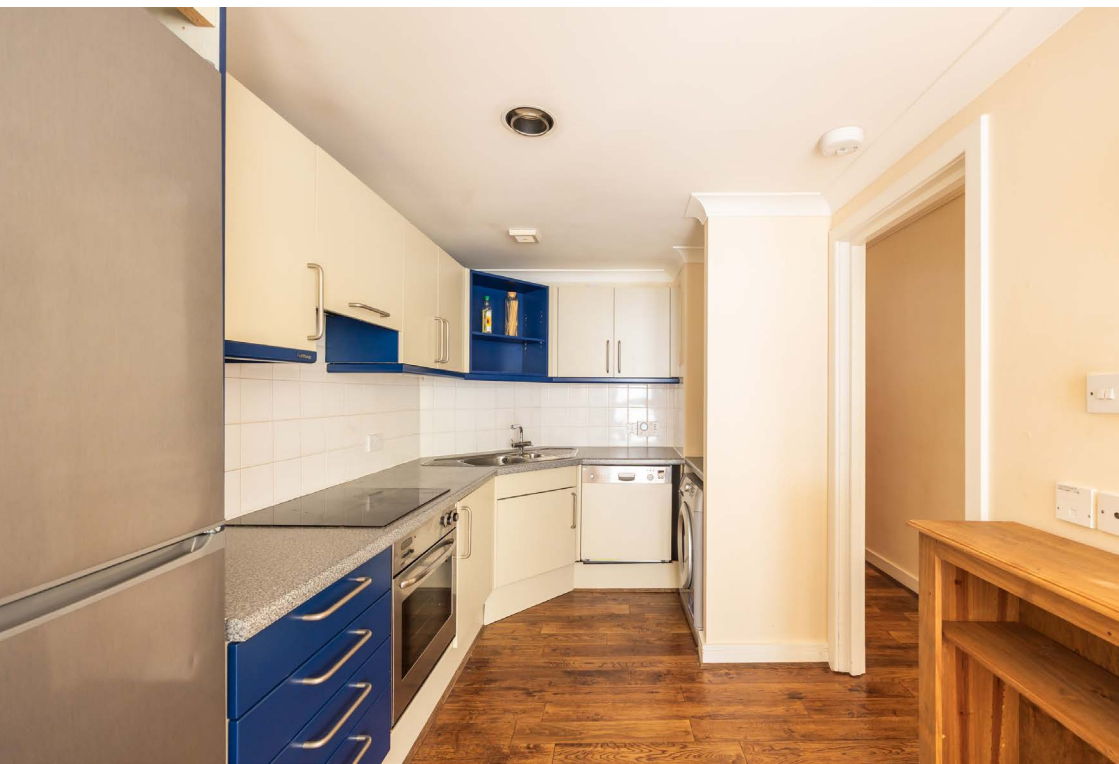
All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer, integrated dishwasher and washing machine.

Gardens, Parking and Factor

There are well maintained communal grounds within the development and a secure allocated parking space. The development is managed by Above Board Home for approx. £650 per quarter. This includes maintenance of communal areas, lift maintenance and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





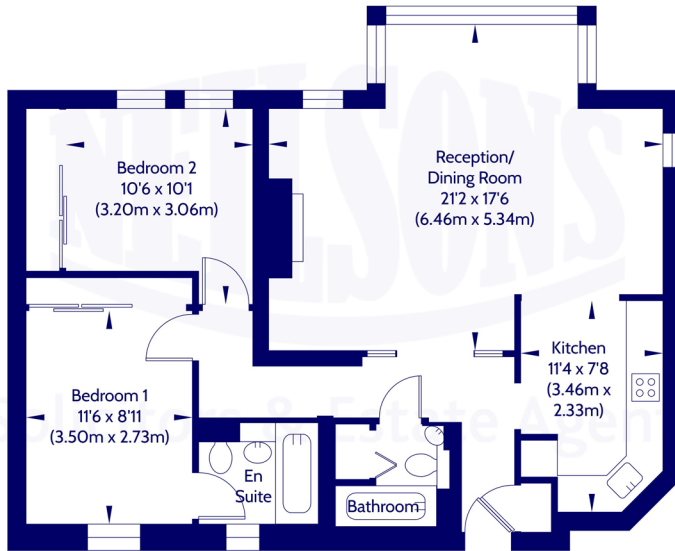
Location

Set on the banks of the Water of Leith, Dean Village is a peaceful conservation area just minutes from the city centre. With its cobbled streets, historic architecture, and leafy riverside walks, it offers a rare village atmosphere in the heart of Edinburgh. Princes Street, the West End, and world-class galleries are all within easy reach, making Dean Village one of the city's most desirable locations. It also benefits from excellent transport links, with Haymarket Station, tram connections to Edinburgh Airport, and regular bus services all close by, providing easy access across the city and beyond. This blend of character, convenience, and connectivity makes Dean Village one of Edinburgh's most desirable residential locations.





Approx. Gross Internal Floor Area 73.96 Sq M / 796 Sq Ft.



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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